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DEL MONTE FOREST AREA

LOCAL COASTAL PROGRAM

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DEL MONTE FOREST AREA
LOCAL COASTAL PROGRAM

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1 INTRODUCTION


The first part of the report deals with the general situation of the forest in the country. It is divided into two main sections: the first section deals with the general situation of the forest in the country, and the second section deals with the specific situation of the forest in the country. The first section deals with the general situation of the forest in the country, and the second section deals with the specific situation of the forest in the country.

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OVERVIEW

The Del Monte Forest Area Local Coastal Program has been prepared to be used as the basis for the Del Monte Forest Plan update. The principal distinctions between the two documents are legal geographic. The Del Monte Forest Area LCP is based on the mandate of the California Coastal Act of 1976. The Act requires the County of Monterey to prepare a plan for the portion of the California Coastal Zone under its jurisdiction. The Del Monte Area is one of four segments of the Monterey County Coast; the others being North County, Carmel, and Big Sur. The Del Monte Forest Area includes the Asilomar area, recently annexed to the City of Pacific Grove, the Shepherds Knoll area which was the Scenic Drive annexation to the City of Monterey, and the upper portion of the U. S. Army Presidio of Monterey which is also within the City of Monterey. The Country Club area of the Forest was excluded from the Coastal Zone by virtue of being nearly fully developed. The Del Monte Forest Plan update will include the Country Club area but exclude the incorporated territory. Figure 1 illustrates the jurisdictional relationships.

The Del Monte Forest Plan update will respond to the general planning requirements of the Government Code. This sectional plan update was initially prepared for consideration in 1977 but was tabled pending preparation of the LCP. The 1977 Plan report, prepared for the Del Monte Properties Company (succeeded by the Pebble Beach Corporation) by their private consultants, forms the outline for the land use plan of the LCP. Because portions of the text are incorporated verbatim, acknowledgement is hereby given to the source. The description of the historical context follows.

In 1966, the Del Monte Properties Company and their consultants prepared the Del Monte Forest Plan. This document was reviewed by the Monterey County Planning Department, and the Monterey Peninsula Area Planning Commission recommended adoption of the plan by the County Board of Supervisors. The County Board of Supervisors adopted the document in July, 1966.

This adopted plan was to act as a guideline for the assignment of all subsequent land use designations in the Forest. Three years later, in 1969, Forest zoning was adopted by the County. This zoning essentially matched the Master Plan, with the exception that some of the land use designations were changed; for example, the area designated "Industrial" updated to reflect these changes. During the same year, the S.F.B. Morse Botanical Reserve was created to protect rare and endemic forest plant species. An ecologically based team with expertise in the physical science disciplines was commissioned to conduct a natural environmental analysis of the area, and the results of that investigation led to the inventory and boundary definition of the Reserve. The boundary, as finally described, did not coincide with the open space designation of the adopted Master Plan. It therefore became apparent that there were discrepancies between the land uses defined in the 1966 plan and the true natural setting.

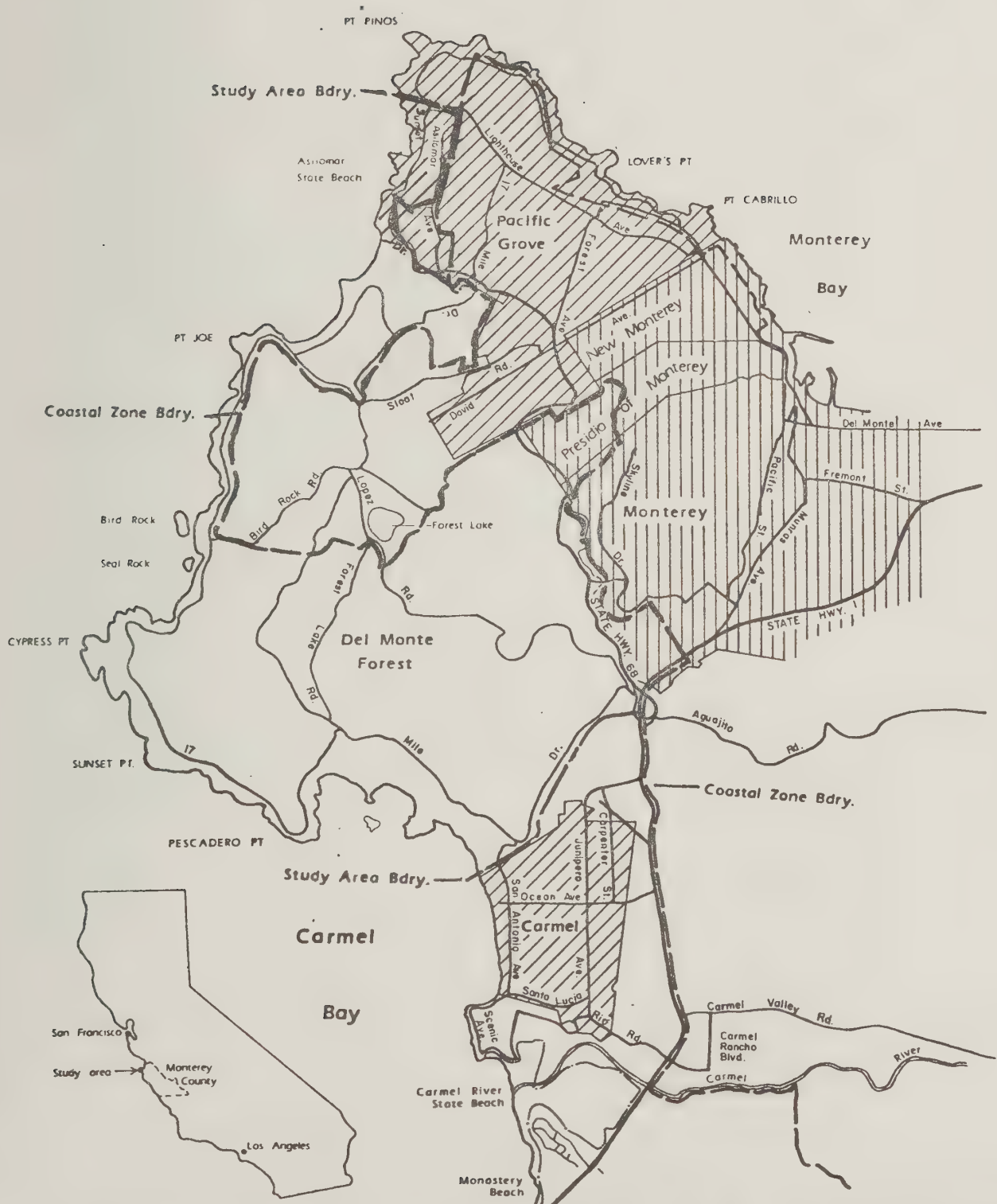
The time had come to amend the 1966 Master Plan. A natural resources inventory of the entire forest was conducted, and on the advice of its planning consultant, Del Monte Properties Company commissioned James A. Roberts Associates, environmental science consultants, to prepare this environmental analysis. Results of that analysis are presented in the Natural Environmental Resources Report which was completed in April, 1973.

The Del Monte Forest Plan (1977) also reflects all changes in land use and implemented development that occurred from 1966 through 1976.

This land use plan is the principal product of the Local Coastal Program and represents nearly four years of collaborative efforts involving staffs of the Monterey County Planning Department and the Central Regional Coastal Commission, the Pebble Beach Corporation, the Del Monte Forest Area Citizens Advisory Committee, and various public and private consultants. The work program for the LCP involved issue identification, data collection, and data analysis, along with public and agency participation.

CITIZEN PARTICIPATION

Throughout the process of developing the Local Coastal Program for the Del Monte Forest Area, local citizens have been involved in regular public meetings and hearings. The Del Monte Forest Area Local Coastal Program Citizens Advisory Committee (CAC) has been the main focus of citizen input to the program. Regular meetings of the CAC have been held over the past year to discuss background reports, planning issues, and goals for the community under the Local Coastal Program. All scheduled meetings were advertised in local newspapers to encourage public attendance. The CAC evaluated policy recommendations contained in background reports and recommended amendments. These are contained in a separate document accompanying the Draft Land Use Plan. Private citizen and public agency comments are also available. Additional hearings will be held upon distribution of this document to the Planning Commission and the Board of Supervisors.



DEL MONTE FOREST/CARMEL AREAS LOCAL COASTAL PROGRAM

FIG. 1
LOCATION & LOCAL
JURISDICTIONS



0 1000 2000 4000 6000
SCALE IN FEET



Source: U.S.G.S 7.5 minute quad, June, 1979

PLANNING GOALS

The legislature declared the basic goals of the State for the coastal zone in Section 30001.5 of the Coastal Act of 1976. These goals are to:

- (a) Protect, maintain, and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and man-made resources.
- (b) Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.
- (c) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners.
- (d) Assure priority for coastal-dependent and coastal-related development over other development on the coast.
- (e) Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

The 1977 Del Monte Forest Plan proposal enumerated 18 planning goals which although more specific than those cited above, are nonetheless consistent with these objectives. These goals have been organized as above noting only the absence of policy group (d).

- (a) The protection and enhancement of the coastal zone environment and its natural and man-made resources are stated in the following goals:
 - To work within the natural environment
 - To recognize and accommodate rare and endemic biotic resources
 - To maintain specified land in parcels large enough to accommodate natural features and processes
 - To utilize fully the desirable natural features of the climate and natural vegetation
 - To minimize the adverse effects of visual and aesthetic factors of development through the application of sensitive design
 - To protect key natural cultural features

- (b) The orderly balance between resource conservation and social and economic needs (i.e. development) are included in the following:
- To obtain an optimum match between land uses, existing facilities, and the natural resources
 - To establish a Forest holding capacity in terms of number of dwelling units based on natural, physical and cultural resources
 - To be able to average the allowable density over a given portion of any of the eight planning areas, thus allowing for larger contiguous open spaces, except where minimums are established in the agreement.
 - To implement a land use program that makes it economically feasible to rehabilitate those areas that were previously allocated for mineral extraction
 - To recognize and plan around environmental deficiencies such as geological instability
 - To maintain and upgrade, where possible, air and water quality
- (c) Public access and recreation policies relate to the following:
- To provide a continuity of open space and recreation areas, thus allowing unencumbered access and circulation
 - To provide a traffic circulation system that will enhance Seventeen Mile Drive, encumber the least number of residential units, optimize the separation of resident and tourist vehicles, separate service vehicles and allow for bike paths and bridle and hiking trails
- (e) The coordination of planning efforts between state and local levels are applicable to the following:
- To make use of complementary zoning ordinances, subdivision regulations, capital improvement programs and related policies in order to assure orderly development
 - To create a forum of exchange between the Forest community and Del Monte Properties Company
 - To maintain a high degree of integrity in all future land development projects
 - To assure that all the proposed open space shown on the Del Monte Forest Plan will be implemented

REPORT ORGANIZATION

The remaining four chapters of the Del Monte Forest Area LCP are organized to address the five basic planning goals previously discussed.

Resource management and the public service system are discussed in Chapter 3 on the plan elements. The resource management issues are directly related to the basic goal of protecting and enhancing the coastal zone environment and its natural and manmade resources.

The public service system includes consideration of those services which may be constraints to growth or affect the timing of additional development. These issues relate to the required assurance of priority of coastal-dependent and related development on the coast.

Chapter 4, Land Use and Development analyzes the balance between the coastal zone resource conservation and the social and economic needs of the people.

This chapter contains the recommendations for recreation, residential and the other land uses both as generally applied to the entire area and specific recommendations for the twelve planning areas.

Chapter 5 is the Shoreline Access element which addresses task 602 of the Del Monte Forest Area work program.

Finally, Chapter 6, Implementation and Administration, explores methods which may be useful in meeting the basic goal to foster cooperation among (federal) state and local agencies for the purpose of coordinating planning and development.

3 PLAN ELEMENTS

RESOURCE MANAGEMENT

INTRODUCTION

The spectacular meeting of forest, land and sea at the Del Monte Forest area is not only an important scenic attraction of the Monterey Peninsula for both residents and visitors, it is a vital ecologic setting for a variety of vegetation and wildlife including several rare and endemic species dependent on the unique ecosystem. That so much of the Forest's natural and scenic resources remain unspoiled is also significant in its regional context as a contrast and backdrop to urban developments in Carmel, Pacific Grove and Monterey.

In considering the following sections it is important to consider the resource issues as they relate to one another rather than as discrete subjects. For example, removal of trees at one site could increase runoff and creek erosion which, in turn, could possibly affect water quality, riparian habits and visual quality.

The policies that follow are intended to guide the use and enjoyment of the coast and to afford a reasonable degree of protection for the area's important natural resources.

The policies are based upon numerous background reports, analysis of a great deal of data, and the advice of many agencies and knowledgeable individuals. Much of this material is contained in the background reports which serve as the technical appendix to this plan. In addition to the text presented here, a series of maps have been prepared that reflect the best available information on the location and extent of the various resources and hazards discussed. Copies of these maps at 2000' scale are available for public study at the Planning Department. Reduced scale versions of these maps are provided in the map booklet accompanying this text. Resource maps included cover:

- | | |
|--------------------------------------|-----------------------------|
| - Vegetation Cover | - Scenic & Visual Resources |
| - Slope Analysis | - Surface Hydrology |
| - Geology | - Soils |
| - Circulation | - Recreation Facilities |
| - Environmentally Sensitive Habitats | - Land Use |
| - Existing Access Conditions | |

In all cases, the mapped information is presented as the best available information. The County recognizes that inaccuracies may exist in these maps and no claims are made for their complete accuracy. It will be the County's intention to use these maps as constantly improving tools to be shared with the public as part of the information base for the Del Monte Forest Area. As new or improved information becomes available the maps will be revised.

WATER AND MARINE RESOURCES

California Coastal Act policies regarding water and marine resources emphasize the protection of these resources, particularly areas or species of biological or economic significance, and the maintenance of water quality both inland and along the coast.

Freshwater resources, including riparian corridors and wetlands, are limited in the Del Monte Forest area. Wetland habitat in Del Monte Forest is primarily freshwater-related and is perhaps the most limited habitat type. The streams that exist in the area flow seasonally, carrying surface runoff during the rainy season. Sedimentation from existing quarry sites and grading activities, and runoff from buildings and paved surfaces are perhaps the most serious threats to Del Monte Forest's freshwater resources. Unchecked sedimentation from surrounding urban development could readily "fill-in" small wetland habitats found here.

Del Monte Forest's marine resources include significant intertidal areas, offshore rocks which are used as rookeries and major roosting and haul-out sites, extensive kelp beds which support numerous species of sport fishes as well as the threatened sea otter, and the Carmel Bay Area of Special Biological Significance.

Oil spills and pollution and sedimentation of waterways draining into Del Monte Forest's coastal waters pose the greatest threats to those marine resources. Relatively sheltered areas such as Stillwater Cove would be the most seriously impacted by runoff carrying contaminants and sediments. Ensuring the viability of Del Monte Forest's unique and sensitive marine and water habitats will require the protection of water quality through sensitive planning and siting of new development.

KEY POLICY

The water quality of the Del Monte Forest area's coastal streams, open coastal waters and Carmel Bay Area of Special Biological Significance shall be protected and maintained. In general, the County will require adherence to the best watershed planning principles, including: stream setbacks, stream flow maintenance of safe and good water quality, protection of natural vegetation along streams, and careful control of grading to minimize erosion and sedimentation.

GENERAL POLICIES

1. New development in coastal watershed draining into the Carmel Bay Area of Special Biological Significance (ASBS) shall be sited and designed to minimize runoff and erosion and sedimentation. Runoff volumes and rates should be maintained at pre-development levels.
2. Non-point sources of pollution of the Carmel Bay ASBS and coastal wetlands shall be controlled and minimized.

SPECIFIC POLICIES

1. All grading requiring a County permit which would occur on slopes steeper than 15 percent shall be restricted to the dry season (May through October). Development on slopes exceeding 30 percent is generally not considered desirable.
2. Sediment basins (e.g., debris basins, desilting basins, or silt traps) shall be installed in conjunction with the initial grading operations and maintained through the development process to remove sediment from runoff waters. All sediment should be retained onsite.
3. The native vegetation cover, temporary vegetation, seeding, mulching, or other suitable stabilization methods shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized as soon as possible with planting of native annual grasses and shrubs, appropriate non-native plants, or with approved landscaping practices.
4. Provisions shall be made to conduct surface water to storm drains or suitable water courses to prevent erosion. On-site drainage devices shall be designed to accommodate increased runoff resulting from site modification. Where appropriate, on-site retention of stormwater should be required.
5. All dumping of spoils, (dirt, garbage, refuse, etc.) into riparian corridors and other drainage courses should be prohibited.

RECOMMENDED ACTIONS

1. The County's Grading Ordinance should be amended to restrict any grading requiring a County permit that is proposed on slopes steeper than 15 percent to the dry season (May through October) and to incorporate a specific section dealing with management practices to control sediment and erosion as recommended in the AMBAG 208 Plan. The Grading Ordinance should also be amended to prohibit the dumping of spoils in riparian corridors and other drainage courses.
2. The County should adopt and implement the policies and development standards listed in the AMBAG 208 Water Quality Management Plan for Erosion and Sedimentation Control. These measures, along with those specified by the Specific Policies for Erosion and Sedimentation Control, could be incorporated in the County's Grading Ordinance. Policies of particular significance for the Del Monte Forest are the following:
 - a. Require the enactment of a separate ordinance dealing with maintenance of erosion control measures, authorizing public corrective measures and corresponding property liens.

- b. Secure the advice of the Soil Conservation Service and/or Resource Conservation Districts in matters concerning run-off, erosion and sediment control, and request their review and comment on grading proposals and on erosion and sediment control plans upon which grading permits will be based.
 - c. Amend local guidelines under the California Environmental Quality Act for Environmental Impact Reports to ensure that secondary impacts on water quality of all developments are identified and adequate mitigation measures, structural and siting, are included.
 - d. Require that subdivision ordinances mandate the provision of an adequate drainageway system and its public dedication, and broaden the definition of "drainage" and "drainageway" to include allowance for onsite retention and percolation of stormwater for purposes of protection/enhancement of aquifer recharge.
 - e. In sensitive water quality impacting areas, institute provisions in local zoning ordinances which control site coverage and limitations of impervious surface.
3. The County should develop suitable design and performance standards that reflect the need to protect Del Monte Forest's water and marine resources from the impacts of erosion and sedimentation. Such controls should include but should not be limited to the following:
- a. Adequate setbacks from all drainage courses and restriction of development, including grading and excavation, on or adjacent to areas of potential geologic instability such as steep slopes, existing landslides, areas of active soil creep and faults. Particularly in the Pescadero Canyon area, development should be avoided on all slopes exceeding 30 percent.
 - b. Requirement that all areas of exposed soils be immediately replanted with appropriate native plants and maintained as necessary.
 - c. Regular watering of all areas of exposed soils during the construction phase of any project as currently required by the Del Monte Forest Architectural Review Board.
 - d. Placement of splashblocks, rubble or riprap at the outlets of all storm drainage culverts and roof gutters to minimize erosion and sedimentation.
 - e. Designing and siting storm drain systems such that storm flows are directed to natural drainage courses where possible or to stable man-made outlets elsewhere.
 - f. Minimizing land coverage and conforming to existing land contours in the design of streets and driveways in order to reduce soil disturbance.

ENVIRONMENTALLY SENSITIVE HABITAT AREAS

Environmentally sensitive habitat areas are areas in which plant or animal life or their habitats are rare or especially valuable due to their special role in an ecosystem. These include rare, endangered, or threatened species and their habitats; other "sensitive" species and habitats such as species of restricted occurrence and unique or especially valuable examples of coastal habitats; all riparian corridors; rocky intertidal areas; nearshore reefs and offshore rocks and islets; kelp beds; rookeries and haulout sites; important roosting sites; Areas of Special Biological Significance (ASBS) as identified by the State Water Resources Control Board. The California Coastal Act provides unprecedented protection for environmentally sensitive habitat areas and within such areas permits only resource-dependent uses (e.g., nature education and research, hunting, fishing, and aquaculture). The Coastal Act also requires that any development adjacent to environmentally sensitive areas be properly sited and designed to avoid impacts which would degrade such habitat areas.

In the Del Monte Forest segment, terrestrial habitats which are environmentally sensitive include: the rare and endangered Monterey Cypress and Gowen Cypress forest communities, the endemic and locally rare Monterey Pine-Bishop Pine association; coastal sand dunes, significant stands of Monterey Pine, riparian corridors, and sites of rare and endangered plants and animals associated with these and other habitats.

The Del Monte Forest coast supports an abundance and diversity of marine life. The shoreline is characterized by high water quality, small protected beaches alternating with granite outcroppings, and an unusually wide variety of animal and plant life. Worthy of special attention in this marine community are the sea otter population and the many endemic species of algae.

Possible threats to environmentally sensitive species and habitats vary in type and degree of severity. Unrestricted recreational use is probably the greatest single threat to sensitive habitats along the immediate shoreline. Trampling, collecting and off-road automobile parking have damaged or degraded certain habitats. Alterations to the surface hydrology and removal of natural vegetation are the two most serious threats to the continued viability of forest habitats. Future development within or near sensitive forest habitats must be carefully sited and designed to mitigate potential adverse impacts to the resource.

KEY POLICY

The environmentally sensitive habitats of the Del Monte Forest Area segment are unique, limited, and fragile resources of statewide significance, important to the enrichment of present and future generations of County residents and visitors; accordingly, they shall be protected, maintained, and, where possible, enhanced and restored. All categories of land use, both public and private, shall be subordinate to the protection of these critical areas.

GENERAL POLICIES

1. Land uses within or adjacent to locations of environmentally sensitive habitats shall be compatible with the long-term maintenance of the resource. New land uses shall be considered compatible only where they incorporate all site planning and design features needed to minimize or avoid habitat impacts, and where they do not establish a precedent for continued land development which, on a cumulative basis, could degrade the resource.
2. Development, including vegetation removal, excavation, grading, filling, and the construction of roads and structures, should be avoided in the following critical and sensitive habitat areas: riparian corridors, wetlands; sites of known rare and endangered species of plants and animals; rookeries, major roosting and haul-out sites; and other wildlife breeding or nursery areas identified as critical.
3. New subdivisions which create commitment to development within or adjacent to environmentally sensitive habitat areas shall be allowed only at densities compatible with the protection and maintenance of these resources. New subdivisions shall be approved only where potential impacts to environmentally sensitive habitats from development of proposed parcels can be avoided.
4. To protect environmentally sensitive habitats and the high wildlife values associated with large areas of undisturbed habitat, the County should retain significant, and where possible, contiguous areas of undisturbed land in open space uses. To this end, parcels of land in sensitive habitat areas shall be kept as large as possible, and clustering of building sites in the least environmentally sensitive areas should be encouraged.
5. Where private or public development is proposed in documented or expected locations of environmentally sensitive habitats - those habitats identified in General Policy No. 2 - field surveys by qualified individuals or agency shall be required in order to determine precise locations and to recommend mitigating measures to ensure protection of any sensitive species or habitat(s) present.

6. The County shall ensure the protection of environmentally sensitive habitats through deed restrictions or dedications of permanent conservation easements. Where subdivisions or developments are proposed in areas containing sensitive habitat, such restrictions or easements shall be established through the development review process. Where development has already occurred in areas supporting sensitive habitat, property owners should be encouraged to voluntarily establish conservation easements or deed restrictions.
7. Where public access occurs or has been introduced in areas of environmentally sensitive habitats, it shall be limited to low-intensity recreational, scientific, or educational uses such as nature study and observation, education programs in which collecting is restricted, photography, and hiking. Access in such areas shall be controlled and confined to appropriate areas on designated trails and paths.
8. In environmentally sensitive habitat areas, the County, through the development review process, shall restrict the removal of indigenous vegetation and land disturbance (grading, excavation, paving, etc.) to the minimum amount necessary to accommodate development.
9. The County should require the use of non-invasive plant species in proposed landscaping schemes and should encourage the use of appropriate native species.
10. The State Department of Parks and Recreation should implement its proposals, as set forth by the Point Lobos State Reserve - Carmel River State Beach General Plan and modified by the policies of this background report, for protection, maintenance, and restoration of environmentally sensitive habitats.

SPECIFIC POLICIES

Terrestrial Plants and Habitats

1. Public access to areas of rare, endangered and sensitive plants should be actively discouraged and directed to less sensitive areas. Where allowed, public access should be strictly managed. Otherwise the area should be closed.
2. The remaining sand dune habitat in the Spanish Bay and Spyglass Cypress areas should be preserved in perpetuity through conservation easement or acquisition. No new subdivision shall be permitted in sand dune habitat areas. Lots of record may be developed only if impacts on the habitat are minimized.
3. Prior to approval of development on existing vacant lots in the Asilomar and Spyglass Cypress areas, protection of rare, endangered and sensitive dune plants should be ensured by the following means:
 - a. Permit review procedure to include a site survey by a qualified botanist for the purpose of determining the presence of rare and endangered or unique plants and developing appropriate mitigation.
 - b. Performance standards covering building locations, setbacks, roadway, driveway width, grading, landscaping, etc.
 - c. Scenic or conservation easements covering the habitat of sensitive plants to be dedicated to the County or other appropriate agency of non-profit organization.
4. Uses of sand dune habitats should be limited to low-intensity scientific and educational uses and to passive recreational activities such as nature study and bird-watching. Particular attention should be given to protection of rare and endangered plants.
5. To prevent further degradation of and to allow for restoration of dune and bluff habitats, parking along 17-Mile Drive and Spanish Bay Road should be restricted to designated turnouts through the use of low barriers (structural and vegetation) and enforcement signs.
6. Development in the Spanish Bay area, including the golf course, should be sufficiently set back from Spanish Bay Road to protect both remaining sand dune habitat and shoreline recreational uses.
7. Land uses on existing vacant lots supporting Monterey Cypress should be compatible with the objective of protecting this sensitive coastal resource. Improvements such as structures and driveways should be carefully sited and designed to avoid any potential damage or degradation of this habitat. All grading, paving and landscaping requiring summer watering within the drip-line of individual trees should be restricted.

8. Public access to the Lone Cypress and Witch Tree sites and to the Crocker Cypress Grove should be managed in order to protect the endemic cypress and its habitat. Management will entail improvement of designated paths and signing and may involve fencing of degraded areas to allow for restoration.
9. Land uses within or adjacent to the Gowen Cypress/Bishop Pine association and significant stands of Monterey Pine should be compatible with the objective of forest conservation. Residential and recreational development should be carefully sited and restricted to a level consistent with the protection of these resources. Development proposed adjacent to the Gowen Cypress habitat should be sufficiently set back to protect this rare species. No development should be allowed in this setback area and the natural vegetation should be maintained.
10. The boundaries of the S.F.B. Morse Reserve should be expanded to include the entire distribution of Gowen Cypress and the greater portion of the Bishop Pine forest. Connecting stands of Monterey Pine and Monterey Pine-Coast Live Oak (e.g., the riparian corridors) should be included in the reserve or retained as permanent open space to maintain species diversity and richness.

Riparian Corridors and Other Terrestrial Wildlife Habitats

1. Riparian plant communities shall be protected by establishing setback requirements consisting of 50 feet on each side of the bank of intermittent streams, or the extent of riparian vegetation, whichever is greater. The setback requirement may be modified if it can be conclusively demonstrated that a narrower corridor is sufficient to protect existing riparian vegetation.
2. Residential development in the drainage area of Pescadero Canyon should be restricted to low densities with site features designed to minimize erosion.
3. All permitted construction, dredging, or grading within stream corridors shall be carried out in such a manner as to minimize impacts from increased runoff, sedimentation, biochemical degradation, or thermal pollution.
4. To protect this important wildlife habitat, all off-road recreational vehicle activity should be prohibited within riparian corridors and public access should be limited to designated areas. Roads and trails should be sited to avoid impacts to riparian habitat.
5. Wildlife management considerations should be included in the evaluation of development proposals, particularly land division proposals. Large, and where feasible, contiguous areas of corridors of native vegetation should be retained in order to meet the various needs of those wildlife species requiring large areas of undisturbed habitat.

Wetlands and Marine Habitats

1. A setback of 100 feet from the periphery of all coastal wetlands shall be provided and maintained in open space use. No new development shall be allowed in this setback area.
2. Alteration of the shoreline, including diking, dredging and filling, shall not be permitted except where demonstrated as essential for protection of existing residential development.
3. Development at Cypress Point should be restricted to existing uses; the shoreline areas used by harbor seals should be protected during the pupping period from April through May.
4. Recreational access to identified sensitive marine habitats, (e.g., on-shore harbor seal pupping sites) should be restricted. Access may be based on season, establishment of daily limits of recreational users, or may be prohibited where necessary to prevent disturbances to sensitive wildlife.

RECOMMENDED ACTIONS

Land Use Regulation and Management

1. The State Department of Parks and Recreation should implement its dune protection and restoration program as planned but should consider inclusion of the following additional measures:
 - a. Restriction of indiscriminate parking along Sunset Drive to avoid encroachment upon sand dune areas.
 - b. Development of an active interpretive program to include static displays which focus on the sand dune habitat, on-going nature walks and informative publications directed towards the general public as well as Asilomar Conference users.
 - c. Establishment of Natural Preserves to protect rare and endangered and other sensitive plants such as the stand of Monterey Pine extending onto the Asilomar dunes.
2. Dune and bluff habitat areas in private ownership should be protected and maintained through development of a management program which has as its objectives:
 - a. Rehabilitation of overused and other disturbed areas through the use of barriers and revegetation with appropriate native species.
 - b. Eradication of African iceplant and pampas grass and replanting with native species on a phased basis. Those areas of iceplant designated as necessary for erosion control or restriction of public access should be retained in the interim. Priority should

be placed on removal of iceplant in areas where it threatens the survival of native plants.

- c. Stabilization of dunes and where possible, restoration of dune habitat.
3. The County should work in coordination with the California Department of Forestry, U. S. Forest Service, and local botanists to develop a viable forest conservation and management program for Del Monte Forest, with particular emphasis placed on managing the Gowen Cypress-Bishop Pine and Bishop Pine-Monterey Pine forest association. This program should be developed prior to County review and approval of any subdivision map for the Del Monte Forest in order to ensure the protection of those areas of the forest retained as open space. A qualified individual should be retained to determine the extent to which the Forest's hydrologic regime would be altered by surrounding residential development, the adverse impacts (infestations and infections) of such changes and the measures required to minimize those impacts to a level consistent with the goal of forest conservation. This forest management plan should carefully consider and provide for the requirements of such sensitive species as the Gowen Cypress. It should also provide for the prevention and control of disease, pests and exotic plants, evaluate the need for and means by which a controlled burning program may be implemented, and provide for the management of existing trails and recreational use.
4. The County should develop zoning for Del Monte Forest that is consistent with the objective of forest conservation and preservation of rare, endangered and endemic species. Review of development proposals should consider the following:
 - a. Encouragement of clustered housing (smaller lots and thus greater number of units per acre) in the least environmentally sensitive areas in order to minimize both removal of forest vegetation and impacts upon forested areas to be preserved.
 - b. Limiting maximum site coverage by impervious surface (roofs, pavement) to 10 percent of total lot size in areas where dispersed, large lot development is permitted.
 - c. Prohibiting all grading, paving, and landscaping requiring summer watering within the drip line of trees designated for preservation on individual lots.
 - d. Encouraging drought-resistant landscaping with emphasis on the use of native plants and discouraging the use of lawns, and other water-dependent vegetation in landscaping schemes.
 - e. Restricting the use of asphalt and concrete for paving and requiring more permeable substitute materials (e.g., gravel, rock).
 - f. Other standards that may be set forth by the recommended Forest Management Plan and the current Open Space Management Plan.

5. The County should request advice and guidance from the California Department of Fish and Game in evaluating proposals for new or intensified land uses - including public access, recreation, and associated facilities - in environmentally sensitive habitat areas.
6. The Department of Fish and Game, which has responsibility for listing rare and endangered plants, should provide Monterey County with updated information on plants, locations, and habitat requirements.
7. The County should coordinate with other agencies in the compilation and use of the best available data on environmentally sensitive habitats.
8. The State Department of Parks and Recreation should explore the feasibility of expanding Asilomar State Beach to include the sand dune habitat adjacent to the Spanish Bay shoreline.
9. The Department of Fish and Game should consider the designation of Bird Rock and Seal Rock as an Ecological Reserve as provided in the Fish and Game Code.
10. The County should encourage habitat improvement programs of public and private lands which may include elimination of noxious, non-native vegetation. Where golf courses are proposed, site plans should be submitted to the Department of Fish and Game for review and their comments incorporated into the site design and landscaping scheme.

Monitoring and Continuing Research

1. The County should draw upon the expertise and assistance of local research institutions (e.g., Moss Landing Marine Lab, Hopkins Marine Station) in evaluating the effects of development on intertidal communities.
2. The Department of Fish and Game should explore regulations to provide more effective protection for tidepool animals.
3. The Department of Fish and Game should assess the effects of predation upon harbor seals pups at Cypress Point and other accessible pupping sites. If predation by dogs is determined to be a major mortality factor for the young of this population, consideration should then be given to implementing protective measures during the pupping season (e.g., erecting a temporary barrier).

FORESTRY AND SOIL RESOURCES

Forest crested skylines providing backdrop for the cities of Monterey, Pacific Grove, and Carmel are an integral part of the mystique of the Monterey Peninsula. It is the scenic value of the woodlands of Del Monte Forest, as well as the significance of the natural habitats, that prompted the Coastal Commission to designate parts of Del Monte Forest as Special Treatment Areas; also considered in this designation was the sensitivity of the local ecosystem and public recreation potential to tree removal.

Several of the trees and plants found in these forests are rare and have survived here because of the unique soils and climate. Alteration of the forests through tree removal or excavation would impact the soils, the natural drainage system, and plant and animal habitats in the area.

Preservation of the unique pine and cypress forests for their aesthetic value is a concern of the residents and visitors to the area. Preservation of the forests and unusual habitats for their botanical value is of paramount interest to the scientific community.

Future development in Del Monte Forest, particularly in the Special Treatment Areas, must be responsive to the delicate balances of climate, soils, and vegetation which have developed over the centuries. Significant tree removal, whether the result of intense development or commercial logging, is inappropriate in such sensitive areas.

KEY POLICIES

1. The natural beauty of the Del Monte Forest is one of its chief assets. The forest resource, in addition to its role in the area's natural environment, is a principal constituent of the scenic attractiveness of the area which should be preserved for the benefit of both residents and visitors.
2. The forest is more than an aggregate of trees. It is home to the area's wildlife, its groundcover prevents soil erosion, and its mass moderates climatic severity: therefore, the long term preservation of the forest resources should be of paramount concern.

FOREST PROTECTION POLICIES

1. In addition to compliance with these forestry and soils resources policies, all developments, forest management activities, and tree removal within designated "special treatment areas" shall conform to the LCP policies regarding water and marine resources, sensitive habitat areas, and coastal visual resources.
2. Where coastal plan objectives conflict, such as between recreation development and habitat protection, preference shall be given to the long term environmental protection. Within the special treatment areas, environmental considerations shall be extended to include review of forest area plant associations, native soil cover, and aesthetic values.

3. Scenic preservation policies should emphasize the regional significance of the forest resources. In this context special protection should be given to the ridgeline silhouette, the corridors along Highway 68 and 17-Mile Drive, and the view from shoreline areas such as Pt. Lobos.
4. In considering potential development projects, the County will favor those projects resulting in the least removal of vegetative cover or damage to soil resources. Land uses, such as clustered developments, which minimize intrusion into the special treatment areas will be preferred.
5. The natural soil cover should be retained in place to the extent possible. Grading and site preparation activities should be prohibited during the rainy season and should incorporate design features to prevent soil erosion, repair erosion damage, and prevent siltation or pollution of coastal waters.
6. Because of the recreational, aesthetic, and scientific values of the Del Monte Area's forest resources, commercial harvesting for timber or firewood shall be prohibited. Landmark trees, defined as visually, historically, or botanically significant specimens, shall be protected as representative of the Del Monte Forest's natural heritage.
7. Permits will be required from the County for removal of any tree over 6" D.B.H. (diameter at breast height) either as a separate development or in conjunction with some other development. When considered separately, tree removal should be limited to the following criteria: a) removal of diseased trees threatening the vigor of forest resources, or b) removal of an imminent safety hazard to persons, structures, or public utility improvements.

RECOMMENDED ACTIONS

1. For the purpose of review under the requirements of the California Environmental Quality Act (CEQA), the following actions should be adopted:
 - a. All projects in the coastal zone which are "developments" under the definition in Section 30106 of the Coastal Act shall be considered discretionary projects for the purposes of CEQA. (Note: This may include certain grading activities currently exempt from County Grading Permit requirements)
 - b. Projects in the designated special treatment areas should be made exceptions to the categorical exemption allowances of CEQA by designating such areas "of critical concern" where the cumulative impacts of successive projects may be significant.
2. The County Zoning and Grading Ordinances should be amended for projects within the Coastal Zone to eliminate the general exceptions from permit requirements.

HAZARDOUS AREAS

The Coastal Act prescribes that risks to life and property in areas of high geologic, flood and fire hazard be minimized; and furthermore, that no development or construction should threaten the stability of a site or contribute significantly to erosion or require devices which would alter natural landforms along bluffs and cliffs.

Although Del Monte Forest is located in an active seismic region, with major active faults a few miles to the east and to the west, the Cypress Point fault (potentially active) and minor faulting in the Pescadero Canyon area are the most significant local hazards. The most likely local effects of seismic activity are ground shaking, ground failure, bluff erosion, and tsunami. While the threat to development is generally considered minor, areas with slopes over 30% in combination with unstable bedrock or soils could become hazardous during seismic activity.

Potential damage due to flooding in the area appears to be minimal. The two creeks with flooding potential adjoin golf courses and pose little danger to property. Major upstream development within the watershed may require safeguards for flood or erosion control.

Forested areas of Del Monte Forest are rated as high fire hazard areas and special attention should be given to subdivision design, structural design, landscaping, and maintenance in these areas to minimize the risks to life and property. Unforested parts of the Del Monte Forest area are not rated as hazardous. Available fire protection services are significant.

Siting, density, and design of future development with a sensitivity to potential hazards will ensure that life and property will continue to be protected to the greatest extent feasible.

KEY POLICY

Land uses and development in areas of high geologic, flood and fire hazard shall be carefully regulated through the best available planning practices in order to minimize risks to life and property and damage to the natural environment.

GENERAL POLICIES

1. All development shall be sited and designed to minimize risk from geologic, flood, or fire hazards to a level generally acceptable to the community. Areas of a parcel which are subject to high hazard(s) shall be considered unsuitable for development. Any proposed development in areas known or presumed to be at high risk from earthquakes, erosion, flood, or fire, shall require the preparation of an environmental or geotechnical report prior to County review of the project.

2. New land divisions which create commitment to new or intensified development shall be approved only where it can be demonstrated that development of each proposed parcel and construction of the proposed access roads will neither create nor significantly contribute to erosion, geologic instability, flooding, or fire hazard, nor require construction of protective devices which would substantially alter natural landforms.
3. As part of the development review process, all proposed development - including single-family residences on lots of record - shall be evaluated for conformance and be required to comply with adopted hazard policies applicable to the site in question.
4. In locations determined to have significant hazards, development permits shall include a special condition requiring the owner to record a deed restriction describing the nature of the hazard(s), geotechnical and/or fire suppression mitigations and, where appropriate, long-term maintenance requirements.

SPECIFIC POLICIES

1. All development shall be sited and designed to conform to site topography and to minimize grading and other site preparation activities. Natural features, such as trees, shall be preserved to maximum extent possible.
2. All structures shall be sited a minimum of 50 feet from an active fault or potentially active fault. Greater setbacks may be required where it is warranted by local geologic conditions.
3. As new soils and geologic investigations are completed and received by the County, the information contained therein shall be recorded and become part of the public record. Where appropriate, the results of such studies will be incorporated into the environment review or planning process, as supplements or supercedures to the more general information found in the Seismic Safety Element.
4. No development should be permitted in flood prone areas or below the 20 foot elevation.
5. Alteration of the shoreline including diking, dredging and filling shall not be permitted.
6. The fire hazard policies contained in the Safety Element of the Monterey County General Plan shall be regularly and consistently applied. The critical fire hazard map should be updated continually as new and more specific information becomes available from the required written assessments.
7. Where development is approved within or adjacent to areas of high to extreme fire hazard, the County shall require the use of fire resistant materials in the construction of exterior walls and fire-retardant (tile, asphalt, treated fire-retardant shingles) materials in the construction of roofs.

8. The clearance requirements of the State Forest and Fire Law found in Public Resource Code 4291 should be followed including clearance of flammable vegetation and down deadwood for a distance of 30 feet around buildings.

RECOMMENDED ACTIONS

1. For the purpose of review under the requirements of the California Environmental Quality Act (CEQA), the following actions should be adopted:
 - a. All projects in the Coastal Zone which are "developments" under the definition in Section 30106 of the Coastal Act shall be considered discretionary projects for the purposes of CEQA. (Note: This may include certain grading activities currently exempt from County Grading Permit requirements)
 - b. Projects in hazardous areas should be made exceptions to the categorical exemption allowances of CEQA by designating such areas "of critical concern" where the cumulative impacts of successive projects may be significant.
2. The County Zoning and Grading Ordinances should be amended for projects within the Coastal Zone to eliminate the general exceptions from permit requirements.
3. Where soils and geologic reports are required, they should include a description and analysis of the following items:
 - a. geologic conditions, including soil, sediment and rock types and characteristics in addition to structural features, such as bedding, joints, and faults;
 - b. evidence of past or potential landslide conditions, the implications of such conditions for the proposed development, and the potential effects of the development on landslide activity;
 - c. impact of construction activity on the stability of the site and adjacent area;
 - d. ground and surface water conditions and variations, including hydrologic changes caused by the development (i.e., introduction of sewage effluent and irrigation water to the ground water system; alterations in surface drainage);
 - e. potential erodibility of site and mitigating measures to be used to minimize erosion problems during and after construction (i.e., landscaping and drainage design).
 - f. potential effects of seismic forces resulting from a maximum credible earthquake;
 - g. any other factors that might affect slope stability.

SCENIC AND VISUAL RESOURCES

The remarkable mingling of ocean, land, and forest found in the Del Monte Forest area provides scenic resources for the entire Monterey Peninsula. Ridgeline vistas, coastline panoramas, tree lined corridors, and unique trees and rock formations are all appreciated by the region's many visitors.

Placement and design of development permitted in the future must not injure the visual integrity of the area. The Coastal Act calls for protection of views to and along the ocean, preservation of natural land forms, protection of special communities, and development which is sensitive to the character and scenic assets of the area.

Extended use of scenic easements, public open space, design control, parkways, and responsive planning and zoning are methods which will be useful in attaining the Coastal Act objectives.

Considering the great degree visibility of the coastline and wooded ridges from distant vista points, the impact of policies established to guide development will be felt by the entire community. Preservation of scenic resources in the Del Monte Forest area is significant in maintaining this aspect of quality of life on the Peninsula and the Monterey County coastline.

KEY POLICY

The Del Monte Forest Area and 17-Mile Drive are important visitor designations of statewide and national significance. It is the County's objective to protect the area's magnificent scenic and visual resources, to avoid incompatible development and to promote improvements and facilities which complement the natural scenic assets and enhance the public's enjoyment of them. In order to protect the scenic and visual resources of the Del Monte Forest Area, development along scenic corridors and in viewshed should be allowed only if compatible with the character of its setting. Where unobtrusive development cannot be achieved, the property should remain in open space.

SCENIC RESOURCES PROTECTION POLICIES

1. The scenic coastal areas, forested corridors, and ridges should be designated for recreation, low-density residential, or open space land uses that are compatible with protection of scenic resources and be designated as Scenic Conservation areas.
2. Property containing land in scenic resource areas, when proposed for subdivision, should be subdivided so that the lots are situated to allow the highest potential for screening development and access roads from view. Lots and access roads should also be sited to minimize tree removal and visually intrusive grading during development.

3. During the subdivision process, scenic easements should be required to the fullest extent possible for scenic resource areas.
4. Utility lines in scenic areas should be placed underground wherever possible.
5. A tree removal ordinance or its equivalent should be adopted. Included regulations should have criteria for preserving trees, shrubs, and ground cover in scenic areas, protecting trees and other vegetation during grading and construction operations, and implementation of the Solar Rights Act of 1978.
6. Areas adjacent to scenic corridors should be zoned with a district that allows only visually compatible uses and development. No uses or development should be allowed that are visually intrusive and detract from the scenic character of the scenic corridor.
7. The design and siting of structures in scenic areas should not detract from the scenic values of the forest, stream courses, ridgeline, and shoreline. Structures, including fences, should be subordinate to and blended into the environment, using appropriate materials that will achieve that effect. Where necessary, modifications should be required for siting, structural design, shape, color, texture, building materials, access, and screening.
8. Structures in scenic areas should utilize the natural vegetation and topography to provide screening from the viewing area. In such instances, the least visible portion of the property should be considered the most desirable building site location.
9. Where it is found that highly sensitive scenic areas cannot be effectively protected through public regulation, then the site should be considered unbuildable. In such cases, the County should participate with other public agencies and private groups to secure adequate funds to purchase affected parcels and/or to secure for use by restricted landowners, other developable land areas to which new development can be transferred.
10. Parking on the seaward side of Sunset Drive and 17-Mile Drive should be controlled to minimize the visual impact of vehicles parked in the viewshed. The use of one-way traffic patterns should be considered to achieve this objective where appropriate.

RECOMMENDED ACTIONS

The Scenic Conservation combining district should be adopted for all development areas in order to assure Planning Commission review of siting and design of new developments. Commission review should be independent from the Del Monte Architectural Control Board review.

ARCHAEOLOGICAL RESOURCES

The Del Monte Forest and Asilomar shoreline contains numerous archaeological sites which, along with several known upland sites, represent several periods of occupancy. Currently known sites are mapped and on file with the California Archaeological Site Survey District at Cabrillo College in Aptos. To protect the sites, these maps are confidential. However, the Monterey County Planning Department maintains contact with the Survey on all development projects affecting archaeologically sensitive areas.

KEY POLICY

The Del Monte Forest area's archaeological resources, including those areas considered to be archaeologically sensitive but not yet surveyed and mapped, shall be maintained and protected for their scientific and cultural heritage values. New land uses, both public and private, should be considered compatible with this objective only where they incorporate all site planning and design features necessary to minimize or avoid impacts to archaeological resources.

Archaeological Resource Policies

1. Monterey County shall encourage the timely identification and evaluation of archaeological, historical and paleontological resources, in order that these resources be given consideration during the conceptual design phase of land-use planning or project development.
2. Whenever development is to occur in the coastal zone, the Archaeological Site Survey Office or other appropriate authority shall be contacted to determine whether the property has received an archaeological survey. If not, such a survey shall be conducted to determine if an archaeological site exists. The Archaeological Survey should describe the sensitivity of the site and appropriate levels of development, and development mitigation consistent with the site's need for protection.
3. All available measures, including purchase of archaeological easements, dedication to the County, tax relief, purchase of development rights, etc., shall be explored to avoid development on sensitive prehistoric or archaeological sites.
4. When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids or substantially minimizes impacts to such cultural sites. To this end, emphasis should be placed on preserving the entire site rather than on excavation of the resource, particularly where the site has potential religious significance.
5. No development proposals in archaeologically sensitive areas shall be categorically exempt from environmental review.
6. When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate preservation measures shall be required. Mitigation shall be designed in accord with guidelines of the State Office of Historic Preservation and the State of

California Native American Heritage Commission.

7. Off-road vehicle use, unauthorized collecting of artifacts, and other activities which could destroy or damage archaeological or cultural sites shall be prohibited.
8. Public access to or over known archaeological or paleontological sites should be limited, and concentrated in areas where supervision and interpretive facilities are available.

PUBLIC SERVICE SYSTEM .

INTRODUCTION

In responding to the basic goal of encouraging coastal-dependent and coastal-related development over other development on the coast, it is apparent that the capacity of the public service system has limits. These limits have been a primary means of establishing the character, location, amount, and timing of developments in the Del Monte Forest Area.

WATER SUPPLY

The Del Monte Forest area along with the six cities and unincorporated portions of the Monterey Peninsula have domestic water supplied by the California-American Water Co. (Cal-Am). The principal sources are reservoirs on the Carmel Valley are developed, Cal-Am will then have an assured supply of 20,000 Acre-feet per year. Water usage by the seven jurisdictions for 1979 is estimated at 14,000 Acre-feet. Under a water allocation proposal the County will have a specific allocation from this total amount to be used to serve growth in the unincorporated portions of the Cal-Am service area.

Coastal Act policies require where public works facilities can accommodate only a limited amount of new development that coastal dependent land use including recreation and visitor-serving land uses shall not be precluded by non-priority residential development. Approximately 35 acre-feet are estimated as necessary to serve the Spanish Bay hotel complex including restaurants and housing for 20% of the employees.

KEY POLICY

The County should reserve from its allotted water supply a sufficient quantity to accommodate coastal priority land uses proposed in this plan.

WATER SUPPLY POLICIES

1. The County should reserve 35 acre-feet from its allotment of Cal-Am water to supply the proposed Spanish Bay hotel facilities. Non-priority residential development should not be allowed water service unless water is assured for the coastal-priority, visitor-serving facilities. The proposed Spanish Bay hotel should be one of the first projects to be considered for development, in order to assure available water is committed to priority use.
2. If reclaimed waste water becomes available to the Del Monte Forest area this should be considered for use on golf courses.

3. Inasmuch as the areas proposed for non-priority residential development in the unincorporated portion of the Forest are in a single ownership, and the County's allotment of Cal-Am water may not be adequate for all proposed development, a phasing plan should be developed based on water supply and other considerations.
4. The County should reserve from its allotment an additional reserve, through 1988, for lot owners affected by the water connection moratorium of 1975-78.
5. The County and cities in the Cal-Am service area should require new development to employ water conservation techniques to the greatest possible extent. This would include, among other things, use of water-saving fixtures, retaining native plants, and installing drought-tolerant landscaping.

WASTEWATER TREATMENT

Wastewater treatment facilities in the Del Monte Forest area include both septic tank/leach field on-site systems and sanitary district sewer service. In the absence of system failure, on-site sewage disposal may remain in use indefinitely.

The Asilomar area via the City of Pacific Grove sewer system and the Shepherd's Knoll and Ocean Pines areas via the City of Monterey sewers have sewage treatment at the Monterey Peninsula Water Pollution Control Agency facilities north of Marina.

The Pebble Beach Sanitary District provides sewage collection for the Del Monte Forest and transmission to the Carmel Sanitary District plant for treatment and disposal. The Carmel Sanitation District has been ordered to stop dry season discharges into the Carmel Bay Area of Special Biological Significance as of July 1, 1983. The District has proposed a reclamation project which would provide reclaimed water for irrigating the Del Monte Forest's golf courses. If implemented, it could save over 500 acre-feet of potable water now used for golf course irrigation.

The entire Del Monte Forest Area is served by Sanitary Districts whose sole function is to provide the level of service for planned development. Within the existing service areas, the Districts respond to planned growth rather than precipitating it and thus will not be a factor in planning for the Del Monte Forest Area.

KEY POLICY

The County should support wastewater disposal systems which minimize or eliminate ocean pollution.

WASTEWATER TREATMENT POLICIES

1. The County should support the wastewater reclamation project proposed by the Carmel Sanitary District.
2. Private sewage disposal systems should be inspected by the County Health Department prior to transfer of ownership. Connection to public sewers should be required only in the event of imminent failure or in preference to major repairs.

TRANSPORTATION

The Highway One freeway provides the principal access to the Del Monte Forest area at its junction with Highway 68 at the Carmel Hill interchange. The Lighthouse Ave. corridor provides access between central Monterey and Asilomar, and, via David Ave., the Country Club area. The Carmel Gate connects with San Antonio Ave near the Carmel Beach City Park at the foot of Ocean Ave.

The Coastal Act requires where highway capacity is limited that service to coastal-dependent land use shall not be precluded by other development. The Act also encourages the use of alternate transportation such as public transit and bicycles.

Highway 68 is the principal coastal access route for Asilomar and Spanish Bay. The level of service is at all times limited by the gradient, sharp curves and traffic signals. Locating permanent residences to minimize reliance on Highway 68 would have the effect of reserving remaining capacity for visitor-serving uses. Improvement of the Highway One gate and Carmel Hill interchange may be required.

Public transit does not enter the gates of the Forest but service is provided to Asilomar, David Ave near the Country Club gate and the Community Hospital at Shepherd's Knoll. A proposal to develop transit and bicycle/pedestrian improvements in the abandoned Southern Pacific right-of-way would provide a direct link between Asilomar/Spanish Bay and coastal points in Pacific Grove and Monterey.

The only bicycle connection between Pacific Grove and Carmel uses the shoulders of Highway 1 and 68 which is both dangerous and fairly steep for the average cyclist. Only through the Forest could a bike route avoid scaling the ridge.

KEY POLICY

Land use patterns should minimize traffic congestion on coastal access roads and facilitate use of alternative transportation.

TRANSPORTATION POLICIES

1. To conform to the Coastal Act most remaining capacity on Highway 68 should be reserved for coastal priority uses. Commitment of residential development in Del Monte Forest with principal access from Highway 68 should be avoided. The plan therefore proposes that residential development be concentrated, as far as possible, near the Highway One and Carmel gates and that new development in the Gowen Cypress area be minimized to reduce the need for improving the Haul Road connection to Highway 68. A growth phasing program is also proposed that emphasizes use of Highway 68 for recreational purposes.

2. Alternate transporation should be encouraged including public transit, shuttle buses, car pools and bicycle pathways.
3. Development or expansion of visitor serving facilities should be planned to maximize opportunities for use of public transportation systems.
4. The County encourages development of the Southern Pacific right of way between Monterey, Pacific Grove, and the Spanish Bay area of Del Monte Forest as a potential transit corridor serving recreational users of the Forest and as a desirable pedestrian and bicycle trail.

CIRCULATION

BACKGROUND

The following paragraphs from the 1977 Del Monte Plan proposal introduced the Circulation Element. The estimated 33,000 vehicles per day at ultimate development may need to be reduced due to the slight reduction in ultimate build-out of the LCP from the 1977 Plan proposal.

"In 1974, in meeting with the Monterey County Traffic Planner, Del Monte Properties Company and their planning consultants to review the Forest road system, it was suggested by the County that Del Monte Properties Company conduct a thorough research study that would be more extensive than the previous study executed in 1971. Del Monte Properties Company responded through its planning consultants by retaining JHK & Associates, Transportation and Traffic Planners, San Francisco, California. This firm worked closely with the planning consultants in generating the Del Monte Traffic Planning Study, which was completed and submitted to the County Planning and Road departments in mid-August 1975. This recommended plan is depicted graphically on the "Circulation Plan".

"The purpose of the Traffic Planning Study was to analyze present traffic conditions, make traffic forecasts related to future development, and recommend a circulation plan which will accommodate the future traffic when the Forest is fully developed according to the Del Monte Forest Plan. The recommendations in the study provide an overall concept for traffic circulation in the Forest, describe where improvements are needed, and indicate how the improvements should be phased over the planning period. As a planning study, the scope of work has not included geometric or engineering design, and the next stage of the traffic planning process should be to develop specific plan elements for the adopted circulation plan.

"The existing highway network within the Forest is privately owned and maintained by the Del Monte Properties Company. Access is via four toll gate facilities situated in the positions as indicated on the "Circulation Plan". Residents pay a yearly fee for upkeep of the road system while visitors are charged a fee.

"The major highways providing access between the Forest and the surrounding region are Highway #1, and to a lesser extent, Highway #68. Thus, most of the traffic to or from the Forest either passes through the interchange of Highway #1 and Highway #68, or through the local street system in Pacific Grove and Carmel.

"The present circulation pattern in the Forest has evolved from the creation of Seventeen Mile Drive in the early 1900's. Although the Drive has undergone changes in alignment since its original coastal route between the Hotel Del Monte and the old Carmel Mission, the Drive has heavily influenced development patterns in the Forest. Today, the Seventeen Mile Drive is a major traffic distributor, and the narrow, winding two-lane roadway serves both local residents and visitors to the Forest.

"Other major distributors are Sloat Road, Lopez Road, Forest Lake Road, which together form a north-south alternative to the western portion of Seventeen Mile Drive. Also, Lopez Road and Sunridge Road provide internal distribution to the Highway 1 Gate.

"At present there are around 16,000 vehicles traveling in and out of the Forest on an average day. This number is greater in the summer months due to increased visitor traffic. In August, visitors comprise almost twenty per cent of traffic through the gates while average visitor traffic over the whole year is less than ten per cent.

"Under the ultimate development plan, traffic in and out of the Forest will increase to around 33,000 vehicles per day.

"The increase in traffic to 33,000 vehicles per day will cause capacity deficiencies with the present road and gate system. Although the rate of traffic growth will be slow and capacity deficiencies will not be critical for many years, improvements will ultimately be needed. At the same time, a new concept is needed which can provide efficient access and circulation without severely impacting the existing character of the Forest. As the Forest develops it may become necessary to limit the number of visitors allowed to take the Seventeen Mile Drive at certain times. This practice is used at Yosemite National Park, the Hearst Castle and at the nearby Point Lobos State Park."

CIRCULATION CONSIDERATIONS

The circulation plan concept of the 1977 Plan proposal was based on developing Haul Road with a fifth gate to the Forest at Highway 68. Haul Road was to become an arterial, feeding the existing collector roads. Higher residential densities were proposed near the central spine formed by Haul Road and its extension onto Lopez Road.

The purpose of the Haul Road proposal was to "minimize the amount of external travel which will take place within the Forest." In other words the proposal would maximize the use of Highway 68 for external trips. Since Highway 68 is a principal coastal access road for the Asilomar - Spanish Bay area, the proposal is contrary to the Coastal Act policy to reserve remaining highway capacity for coastal-priority uses. The Haul Road intersection is on the narrow winding portion of Highway 68 with restricted sight distance for northbound traffic. A signalled intersection would reduce the already low service level and might present an unacceptable safety hazard. A grade separation at that location would require blasting into the rocky hillside.

RECOMMENDED CIRCULATION IMPROVEMENTS

In developing recommendations for circulation improvements for the Forest it has been assumed that the road system will continue to be privately owned and managed. Precise road locations should be engineered for safety, convenience and minimal environmental damage from grading and tree removal.

Country Club Gate - Highway 1 Gate Collector

This route would include Congress Road, the periphery of the Middle Fork golf course, Viscaino Road and a new connection to upper Pescadero Canyon near the Highway 1 gate. The Congress Road improvements should accommodate bike lanes which would connect to Forest Lake Road and 17-Mile Drive to Carmel Gate. The collector would serve the proposed medium density developments in Pescadero Heights and the Gowen Cypress former sand quarries. This would relieve traffic volumes on Sunridge and Ronda Roads in the Huckleberry Hill area and Forest Lodge and Sloat Roads in the Country Club area.

Seventeen Mile Drive

Two changes in the alignment of 17-Mile Drive are proposed along with suggested relief of a parking bottleneck.

Congress Road is recommended to replace the Lopez-Sloat Road segment in the Country Club area. In addition to being a more scenic route, the number of driveways with direct access would be reduced. This route requires the improvements of Navajo Road to complete the circuit and allow exit via the Pacific Grove Gate. A possible visitor information center would be ideally located in this vicinity.

Spanish Bay Road has been proposed to be removed in connection with development of the golf course and hotel complex. Rerouting the shoreline traffic on the old 17 Mile Drive alignment would require use of the Sloat and Forest Lodge Road intersection, perhaps the busiest and most dangerous in the Forest. Improvements to Congress Road could lead to reduced volume at this intersection. Another alternative would be a new road northeast of the Sawmill Gulch wetlands from south of Elk Run Road. This alignment might interfere with the golf course design incorporating wetland restoration with a water hazard.

During periods of heavy visitor traffic there are frequent parking problems and congestion at the Midway Point (Lone Cypress) turnout. Nearly all tour buses and visitors stop there to take photos. The informal parking with autos diagonally and buses parallel leads to congestion for the two-way traffic. Should this problem worsen, it may be desirable to experiment one summer by having one-way traffic on this road between Cypress Pt. and Pescadero Pt. using the preferred counter-clockwise direction. For the few residents who would be affected, return would be via Alva Lane and Portola Drive. This might also improve safety for bicyclists on the narrow roadway near the Crocker Cypress Grove.

HOUSING

BACKGROUND

The Mid- Decade Census reported 1055 housing units in the Del Monte Forest Area.* Of the 261 vacancies, 25 were for sale or rent and 139 were second homes. The effective vacancy rate was 2.4%, about a quarter higher than the unincorporated County's overall figure of 1.95%. Eighty-four percent were of the single family type, and 54 of the 68 multiple units listed are actually single family attached units for condominium ownership. The 1970 survey of housing condition revealed six "Substandard" and four "Conservation Feasible" units in the Asilomar area. The estimated median income for the entire area was \$27,156, about two and a quarter times higher than the County's overall figure. About a quarter of the respondents, however, were classified as low and moderate income. It is presumed that many of the households with low and median incomes bought their homes before the escalation of costs, and by retirement, owned them and/or do not need larger incomes to make mortgage payments.

The Del Monte Forest Area is unique with its homogenous population and high socio-economic profile. The virtual absence of low income persons and substandard housing, however, does not relieve the County of its responsibilities to implement the Coastal Act's provisions of access to the area through housing and of encouraging and providing affordable housing. One area of concern is the number of persons employed in the visitor and health service industries who are unable to live near their place of work. The plan recommends programs for accessibility to the coastal area by encouraging employer-built on-site employee housing, on-site quarters of domestic service employees, and construction of senior citizen housing subsidized with Section 8 New Construction funds. The plan proposes and supports County involvement in a housing development in the Presidio of Monterey which would provide housing for students and make vacated housing available to low and moderate income civilians. As a final act of government involvement, the plan recommends the County effect new affordable units in the area equal to its "Fair Share Allocation" responsibility.

KEY POLICY

The Coastal Housing Goal for the Monterey County Coastal Area is to assure the access to the Coastal area through availability of adequate housing, at affordable prices, to persons of low and moderate income employed and/or living in the Coastal Area.

GENERAL POLICIES

1. The County shall protect existing affordable housing opportunities in the Del Monte Forest area from loss due to deterioration and demolition. The County will:
 - a) Discourage demolitions, but, require replacement on a one by one basis of all units demolished which were affordable to or occupied by low and moderate income persons.
 - b) Promote housing improvement and rehabilitation programs for low and moderate income persons in both owner-occupied and renter-occupied units.
 - c) Adopt minimum building code regulations for the rehabilitation of older housing units.
2. The County shall encourage the expansion of housing opportunities for low and moderate income households.
 - a) Re-evaluate ordinances and policies which impose constraints to low and moderate income housing opportunities.
 - b) Implement the newly adopted County inclusionary ordinance which will help attain affordable units. This will require construction of units, fees in lieu of units, or land to be dedicated by every new development. Exceptions may be provided for hardship cases.
 - c) Require employee housing as a condition of all permits related to additions to existing visitor facilities or the construction of new facilities.
3. The County shall provide where feasible, affordable housing through the continuing good faith and the diligent efforts by the public sector. The County will:
 - a) Establish a fund, from in lieu fees, sales of land, and transfer payments, for direct assistance to low and moderate income proposals.
 - b) Protect the rights of both tenants and landlords with regard to housing issues.
 - c) Provide means to expedite projects which demonstrate innovative ways to implement housing policy.

SPECIFIC POLICIES

1. Require, as part of the Inclusionary Housing Ordinance, that on-site employee housing, equal to 15% of the anticipated number of employees, be constructed and made available to low and moderate income employees as a condition of the approval for permits involving visitor accommodations.
2. Encourage the use of on-site quarters for domestic service employees as a means of providing affordable housing.
3. Develop senior citizen units using Section 8 New Construction and Rental Assistance Funds.
4. Develop affordable housing on the southwest end of the Presidio of Monterey for either military personnel or civilians.
5. Provision of a number of affordable units in the Del Monte Segment equal to the number of units assigned to the segment in the Fair Share Allocation Plan.

4 LAND USE AND DEVELOPMENT

LAND USE AND DEVELOPMENT

Introduction

The land use recommendations presented in this chapter are based upon the proposed 1977 Del Monte Forest Plan and extensive review and incorporation of the requirements of the California Coastal Act. A tradition of active planning and management by the private owners of the Del Monte Forest Area has provided a strong foundation for this plan. These private planning efforts have, over time, successfully preserved the areas outstanding natural environment while creating a residential and resort community of special renown.

This plan seeks to respect this tradition and continue its basic objectives. It also recognizes the fundamental purposes of the California Coastal Act by integrating these into the fabric of land use and policy recommendations.

Four basic goals of the California Coastal Act establish direction for land use planning proposals for the Del Monte Forest Area.

1. Protect, maintain, and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and man-made resources.
2. Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.
3. Maximize public access to and along the coast and maximize public recreation opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners.
4. Assure priority for coastal-dependent and coastal-related development over other development on the coast.

In applying these goals, retention of the Del Monte Forest Area's unique natural character is paramount. The Del Monte Forest Area contains a richness of environmental resources of state, national, and international reputation. The long-term protection of these resources inevitably requires a cautious and thoughtful approach to planning decisions. The natural environment and its resources varies widely in its sensitivity to development. Special resource areas such as the habitat of rare and endangered endemic species, coastal wetlands, and certain hazardous locations need to be protected from adverse impacts of development. Other resource areas where the potential adverse impacts can be mitigated through careful site planning and development controls can be allowed to have appropriate levels of development.

The Del Monte Forest coastal area is also known for its wide variety of passive and active recreational opportunities available to visitors and residents. However, efforts to retain or expand coastal access and recreational opportunities can be frustrated by the inability of the public service system, especially transportation and water supply, to meet the many competing demands placed upon it. It therefore becomes necessary, where transportation, water supply, and other public service capacities can accommodate only a limited amount of additional use, that priority be given to coastal-dependent and coastal-related development. Other development, where allowed, should be located and planned to minimize conflicts with the priority uses.

LAND USE AND DEVELOPMENT POLICIES

KEY POLICY

All future development within the Del Monte Forest Area must be clearly consistent with the protection of the area's significant natural resources and the priorities of the California Coastal Act.

GENERAL POLICIES

1. All development and use of the land, whether public or private, must conform to the policies of the plan and must meet resource protection standards set forth in the plan.
2. Areas supporting rare species and sensitive habitats shall be protected from both the direct and indirect adverse impacts of development.
3. Development adjacent to sensitive habitat areas shall incorporate mitigation measures to minimize potential adverse environmental impacts.
4. Development should infill or be clustered adjacent to previously developed areas in order to maintain the largest possible continuous open space and recreation areas.
5. Transportation improvements should emphasize non-automobile facilities including public transit and bike paths. Adequate parking facilities shall be required of new development.
6. Coastal-dependent recreation and visitor-serving uses shall have priority over residential and non-coastal-dependent uses where public service capacities are limited.
7. Non-priority residential development will be permitted subsequent to the planned visitor-serving developments at locations where conflicts with coastal-priority land uses are minimized.

POLICIES TO MAINTAIN ENVIRONMENTAL QUALITY

1. The areas designated Wetlands and Coastal Strand should remain undeveloped excepting parking or similar improvements. These areas should be managed according to the Del Monte Open Space Advisory Committee's recommendations including removal of exotic vegetation and restoration of dune wildflower habitats. A similar provision should be required for lots in the Asilomar dunes habitat.

2. Areas shown as Forest and Upland Habitat will generally remain undeveloped. The Gowen Cypress/Bishop Pine habitat, riparian corridors, slopes over 30 percent, and geologic hazard areas should be specifically precluded from development.
3. Only the minimum level of facilities essential to the support of recreational, educational, or scientific use of resource conservation areas shall be permitted. Facilities shall be sited so as to avoid adverse impacts to environmentally sensitive habitats and wildlife.
4. Recreation management and facility development plans for all public recreational areas and facilities shall be adopted by the managing agency whose duties shall include minimizing damage to property and natural resources. New recreational facilities shall not be opened to public use until adequate management is assured.
5. The endemic Monterey Cypress Areas and their habitat should be protected to the maximum extent possible. Parcel redivision or transfers of development rights for this purpose shall be encouraged.

POLICIES FOR ORDERLY DEVELOPMENT BALANCED WITH RESOURCE CONSERVATION:

1. Recreation in environmentally sensitive areas such as dunes, wetlands, and areas with rare, endangered, or threatened plant or animal communities shall be limited to passive, low-intensity recreation use that is related to and compatible with the sensitive resources in the area.
2. Areas designated for Undeveloped and Scenic Outdoor Recreation are intended for day use only with improvements limited to trails, picnic areas, parking areas, and restroom facilities.
3. The State Parks and Recreation Department should coordinate with the City of Pacific Grove, the County, and the Pebble Beach Corporation, a unified plan for Asilomar State Beach and the Spanish Bay beach area.
4. Areas indicated as "Special Treatment" will be given density credit for the encircled area. Development should be concentrated in the portion indicated.
5. Special Treatment areas fronting on 17-Mile Drive should maintain an adequate natural buffer along the scenic drive generally 50 to 200 feet wide. No driveways should be permitted having direct access to 17-Mile Drive.
6. No commercial developments are proposed other than those integrated into the resort hotels or the Community Hospital.
7. The quarry operation in the Huckleberry Hill area should be terminated with the lease expiration in 1981 and the quarry site reclaimed. The Special Treatment commercial area will allow relocation of the corporation yard and other appropriate commercial or community facilities.

POLICIES TO MAXIMIZE PUBLIC ACCESS AND RECREATIONAL OPPORTUNITIES:

1. Because of the capacity limitations of Highway 68 as a coastal access road. The Spanish Bay planning area will be restricted to recreation and visitor land uses. The Navajo Tract area should be reserved for public use in lieu of provision of lower-cost visitor accommodations at the Spanish Bay hotel.
2. Higher residential density concentrations should be adjacent to collector roads to improve the feasibility of transit service.
3. A bicycle route connecting Carmel and Pacific Grove should be available at all times to the public without charge. The shoreline route may be restricted during heavy traffic periods.

POLICIES FOR PRIORITY OF COASTAL-DEPENDENT DEVELOPMENT:

1. The County should insure water service for coastal-priority uses allowed by the LCP prior to permitting new residential subdivisions.
2. Medium-density residential developments will be allowed in the Pescadero and Gowen Cypress planning areas. Improvements in the collector road system and at the Highway One Gate may be necessary in conjunction with larger development projects.
3. Low-density residential developments should be developed in a sequence commencing with the closest distance to the Carmel or Highway One Gates. An exception will be made for any development rights transferred from the Monterey Cypress habitat area.
4. Faculty housing at the R. L. Stevenson School will not be counted against any water allotments for the Forest nor be given credit as inclusionary housing.

LAND USE DESIGNATIONS

Four general and ten specific categories of land uses are recommended for the Del Monte Forest Area. These include three density ranges of residential development, visitor-serving and general commercial uses, miscellaneous uses grouped as public and quasi-public uses, two categories of resource conservation uses and two classes of recreational uses.

RESIDENTIAL LAND USES

Three densities of residential land uses are described in the Plan. Many of the undeveloped residential areas are within areas designated "special treatment" in order to encourage clustering of the dwellings or parcels away from hazardous or resource conservation areas. This would allow the density of the larger area to be concentrated in the area most suited to development. It is intended that density bonus allowances of the inclusionary housing ordinance be applied only to such areas. A slight increase in the stated maximum density for that purpose is permitted.

Low density-maximum of 1 unit/acre. This category is the most prevalent for undeveloped residential areas. Larger minimum acreage may be applied to certain locations such as the hillside south of Sunset lane or the Pebble Beach Heights area. Non-clustered subdivisions at low density are shown at the 7th and 8th fairways of Spyglass Hill, the Stevenson, Drake, and Forest Lake Road area and on the north side of Viscaino Road.

Medium density-maximum of 6 units/acre. This density is proposed for the clustered developments in the Pescadero, Gowen Cypress and Presidio planning areas. Standard subdivision at this density would be allowed to infill the Spyglass Woods area. This density reflects the half acre prevailing density of the Asilomar area.

High density-maximum of 10 units/acre. Only the Shepherds Knoll and Ocean Pines areas contain this density designation. No new development at this density are proposed.

COMMERCIAL, VISITOR-SERVICE, AND OTHER USES

General Commercial - Four sites are shown in this category: the shops at Pebble Beach Lodge, the professional/administrative offices near the Community Hospital, the motel/restaurant and corporation yard on Sunset Drive opposite Asilomar Avenue, and the rock quarry at Sunridge and Lopez Roads. Re-use of the quarry site is uncertain at this time but future uses would be required to be compatible with the general retailing and service facility character of this designation. Visitor accommodations would also be permitted.

Recreational and Visitor-Serving Commercial - This category provides for moderate to high intensity uses providing basic support services and visitor needs associated with coastal recreation and travel. Major hotel or inn accommodations are principal uses. The two areas in this category are the existing Pebble Beach Lodge area and the proposed Spanish Bay Resort. The panhandle shape reflects the potential visitor-service facilities at the Pacific Grove gate.

Public and Quasi-Public - This designation is applied to a variety of uses including the Community Hospital, R. L. Stevenson School, Forest Lake reservoir, fire houses, and a utility substation.

RESOURCE CONSERVATION

Protection of sensitive resources, plant communities, and animal habitats is emphasized. Only very low intensity uses and supporting facilities compatible with protection of the resource is allowed. Uses would include low intensity recreation, education, and research. Two types of Resource Conservation areas are shown on the plan map.

Coastal Strand and Wetlands - This designation includes shoreline, intertidal, and dunes habitats and coastal wetlands and flood-prone areas. These categories of land are usually visually sensitive and, in our area, frequently contain archaeologic sites. This designation is applied to the shoreline between Cypress Point and Asilomar.

Forest and Upland Habitats - This designation generally refers to the forest habitat but may also apply to grass, scrub, or chaparral ground cover. Upland riparian habitats are included in this designation. The resource maps supplement provides specific information regarding the various resources.

RECREATIONAL

Undeveloped and Scenic Outdoor Recreation - This designation is applied to the Navajo Tract portion of Spanish Bay and the portion of the Presidio nearest Veterans' Memorial Park in Monterey. Improvements in these areas would be limited to picnic areas, hiking trails, restrooms and parking areas.

Intensive Sports Recreation - For the Del Monte Forest, this category reflects the golf courses, equestrian center and the beach and tennis club at Stillwater Cove.

LAND USE PROPOSALS FOR PLANNING AREAS

The Land Use Element for the Del Monte Forest Area LCP is described by each of the twelve planning areas. This provides for easier review of the proposals and rationale for the land uses of this 10 square mile planning area. The format for describing each area of the plan includes: a description of the location, size, and extent of existing land use; an evaluation of the relevant environmental and public service concerns; and the recommended land uses.

The proposed 1977 Del Monte Forest Plan showed eight planning areas. This plan shows twelve. The additional planning areas are at Asilomar, the Presidio, Shepherds Knoll, and Del Monte Lodge. Figure 2 shows the planning area boundaries. Adjustments were made in the Country Club, Spyglass Cypress, Pescadero, and Pebble Beach planning areas to better reflect the Coastal Zone boundary, separation of developed and undeveloped areas, and similarity of development density.

FIGURE 2



Source: USGS 7.5 minute quads, DEC. 1979 & Monterey County Planning Dept. 1980

DEL MONTE FOREST AREA GENERAL PLAN
LOCAL COASTAL PROGRAM

PLANNING AREAS



SPANISH BAY - AREA 1

DESCRIPTION

The Spanish Bay area fronts on the Pacific Ocean with the Asilomar State Beach and Conference Center to the north, the City of Pacific Grove at the north and east, and the Country Club planning area to the south. The area contains 320 acres, 200 of which were formerly used for silica (sand) extraction.

The dismantled sand plant site is currently used for a truck storage yard by the Pebble Beach Corp. Relocation of the truck storage function to the quarry area at Huckleberry Hill has been proposed when the area is developed. The spur track which serviced the sand plant remains. Two parcels on either side of the spur track on the south side of Sunset Drive were erroneously included in the Del Monte Forest Coastal Zone when they were within the City of Pacific Grove. The parcels contain a motel/restaurant and the City's corporation yard. These parcels should be considered along with the Asilomar planning area.

The sandy beach area contrasts with the rocky shoreline of Asilomar State Beach at the north. Visitors, particularly from the Conference Grounds use the beach to walk, beachcomb and play catch. The area is often foggy and too cold to enjoy sunbathing and the water is generally too cold for swimming. The south end at Moss Beach is used for surfing. Parking on the shoulder of Spanish Bay Drive is shared by surfers and visitors who may use the picnic tables in the area.

ENVIRONMENTAL CONSIDERATIONS

The Spanish Bay dunes in their native condition were perhaps sixty feet high near the shoreline with the rear dune areas covered with wind deformed Monterey pines. Some remnants of the original formation occur west of 17-Mile Drive and along Spanish Bay Drive. Although the area had been heavily mined, following the cessation of the mining activity both native and exotic flora have been established along with some juvenile dune patterns. Some of the more rare and endemic dune wildflower species can be sustained in the area although their actual presence has not been ascertained. Behind the stand of pines is a fairly dense stand of live-oak in the Navajo Tract area. The stand presents some interest due to the high percentage of crown closure and the aesthetic appeal of the gnarled individuals.

Riparian habitats occur at the north at Majella Creek and the south at Sawmill Creek. The size and location of these habitats may have been altered by the mining activity and/or road construction but their habitat value should be recognized and restoration considered for both resident and migrating bird species.

The area is exposed to both storm wave and tsunami run-up. Because of these hazards, no buildings should be allowed below the 20 foot contour. The archaeological site map indicates four sites in the area, three of which may have been disturbed by the mining activities. Any development proposal should have a thorough archaeology investigation.

PUBLIC SERVICE CONSIDERATIONS

Access to the Spanish Bay area is generally via Highway 68 from Highway One at Carmel Hill or from downtown Monterey via the Lighthouse Avenue corridor. Both routes have congestion problems which become more acute during the summer and on weekends.

The area is served by the Monterey Peninsula Transit Route #1 at Sunset and 17-Mile Drives. Rail transit has been proposed for the unused Southern Pacific right-of-way. Asilomar was the terminal for the extension, via Cannery Row, from downtown Monterey. The Monterey branch had connected to the S.P. main line at Castroville. The right-of-way has also been proposed as a pedestrian and bicycle route.

The water supply problems associated with the California-American Water Company, the Monterey Peninsula's principal water purveyor, involve the Spanish Bay planning area in two ways. First, the recreation and visitor-serving facilities proposed for the area would have a higher priority for water service where supplies are limited than would non-dependent coastal land uses, particularly permanent residences. Second, the Carmel Sanitary District's wastewater reclamation project requires extensive non-agricultural lands which can be irrigated with the reclaimed water. Use of the Forest's golf courses for this purpose would substitute reclaimed water for potable water thus having the effect of increasing Cal-Am's available supply. With two additional golf courses in the Forest, including one at Spanish Bay, it was estimated that sufficient area for disposal of the reclaimed water would be provided.

LAND USE RECOMMENDATION

Recreation and visitor-serving land uses along with natural resource conservation are planned for Spanish Bay. A proposed 270 room resort hotel would be located seaward of 17-Mile Drive at the former sand plant site. It is expected that the hotel complex would include restaurants, tennis courts, swimming pool and parking facilities possibly with direct access to Sunset Drive. Because of the capacity limitations on Highway 68 and the Lighthouse Avenue corridor, the coastal access routes, no permanent residential developments are proposed for the planning area. Time-sharing condominiums and on-site employee housing should be considered as coastal priority, visitor-serving uses.

The proposed golf course is designated as an intensive recreation use: the remaining areas are shown as undeveloped outdoor recreation and natural resource conservation land uses. The locations of these land uses on the land use map is intended to be schematic rather than precise. The golf course may include restored wetlands habitat as water hazards: the State Beach may be expanded to include Moss Beach along with some dune wildflower habitat for a buffer between the beach and golf course.

The area east of 17-Mile Drive is shown as undeveloped outdoor recreation with uses generally limited to trails and day-use picnic areas. The graded road bisecting the area should be improved only if 17-Mile Drive is relocated to Congress Road. This would thus complete the circuit and allow visitors to exit at the Pacific Grove Gate. A visitor information kiosk has been suggested at that gate.

SPYGLASS CYPRESS - AREA 2

DESCRIPTION

The Spyglass Cypress area is westernmost of the planning areas and encompasses the shoreline south of Seal Rock Creek to Pebble Beach including Cypress and Pescadero Points. The Country Club area is at the north and Middle Fork, Pebble Beach and Del Monte Lodge planning areas are to the east.

Principal land uses of this 560 acre area are homesites averaging over 2 acres and the Cypress Point and Spyglass Hill golf courses. The area contains several of the preferred stopping points along 17-Mile Drive including the Lone Cypress at Midway Point.

ENVIRONMENTAL CONSIDERATIONS

The Cypress Point Fault traverses the planning area in a northwesterly direction creating two distinct geologic regimes. The Cypress Pt. - Pescadero Pt. portion has a rugged, rocky shoreline, fairly shallow soil with rock outcrops supporting the endemic Monterey Cypress. The northerly portion, behind Fan Shell Beach, has a disturbed dunes habitat with maritime pine forest remaining on the sandy soil. Both the pine forest between the golf courses and the cypress habitat are included in the Special Treatment Area designation.

The cypress habitat has a complex relationship involving shallow soils, ground cover and the seasonal hydrology. Home construction on lots in this area, even where tree specimens are protected, may result in habitat modification (e.g., landscape irrigation) whereby the viability of the necessary ecosystem becomes lost.

The area between the two golf courses has remnants of the sand dune habitat with nearshore Monterey Pine growth. The former quarry area is described on the geology map as housing "potentially unstable dune sands on slopes greater than 20%". The map shows the approximate location of the potentially active Cypress Point Fault between Fan Shell Beach and Pescadero Pt. near the southwest edge of the Cypress Pt. golf course.

PUBLIC SERVICE CONSIDERATION

The Spyglass Cypress planning area has the largest number of undeveloped lots of any of the planning areas, yet has the lowest residential density among the developed areas. Being farthest from the gates, residences require the longest travel distances of any area. The low density makes transit service impractical.

The water allotment for the County may not be adequate to serve all planned development in the unincorporated portion of the Cal-Am service area. Being most distant from public roads, commercial and employment areas, this area should have the lowest priority for water service. An exception should be made for any lot consolidation in the Cypress Pt. area to transfer water service rights to any other forest parcel on a one for one basis.

LAND USE RECOMMENDATION

Continuity of the existing pattern of low density residential development and open space is generally reflected on the land use map. Medium density would be allowed to infill the Spyglass Woods Drive area. The sand dune habitat areas near Seal Rock Creek and behind Fan Shell Beach are to be protected for their habitat and scenic resource values. The special treatment designation would allow the density of the entire area to be concentrated away from the protected area.

The area between Cypress Point and Midway Point which, although subdivided contains some parcels which may be difficult to develop due to presence of Monterey Cypress specimens, the high water table or rock outcrops. Within this area, lot consolidation and density transfers are encouraged for the purpose of minimizing impacts on the unique resources. One small area shown as intensive recreation between the equestrian center and the Cypress Point golf course is the approximate location of the Cypress Point Fault.

MIDDLE FORK - AREA 3

DESCRIPTION

The Middle Fork area is the upper portion of the Seal Rock Creek watershed between Lopez, Ronda and Viscaino Roads. The 230 acre area is surrounded by the Gowen Cypress area north, Huckleberry Hill and Pescadero west, the Pebble Beach area south and Spyglass Cypress west.

The entire planning area is an undeveloped pine forest containing a few fire trails with a central drainage course with a westerly flow.

ENVIRONMENTAL CONSIDERATIONS

The entire Middle Fork area is within a Special Treatment Area for forest resource protection. Monterey Pines are the principal tree species but the stand does not display the density or vigor of other nearby stands. The understory species are huckleberry and manzanita which, along with specimen trees, should be protected from excessive removal in developing the proposed golf course.

Soil erosion and creek siltation may result from golf course construction. Alteration of the hydrologic regime by irrigation and replacement of native ground cover with grasses may affect the creek and its riparian habitats.

PUBLIC SERVICE CONSIDERATION

Priority for water supply in this area should be subordinate to those areas which provide coastal priority land uses or are near the exterior gates or have potential for transit service. Under no circumstances should potable water from Cal-Am be used for golf course irrigation. Well water or on-site collection could be used.

LAND USE RECOMMENDATION

A golf course is the principal proposed land use. Low density residential clusters are shown in the Spruance Road and Forest Lake Road vicinities. A 200 foot wide strip on the north side of Viscaino Road is shown for low density residences. Inasmuch as Viscaino Road is proposed to become a collector road, possibly with an interior bicycle route, it would be appropriate for driveway intersections to be kept to a minimum. An extension of Congress Road to Forest Lake Road is proposed for improved circulation and as a principal bike route.

PESCADERO - AREA 4

DESCRIPTION

The 450 acre Pescadero planning area contains the Carmel Hill gate at the intersection of Highways 1 and 68. The area is bounded by Carmel Woods and the City of Carmel-by-the-Sea at the southeast, Pebble Beach at the west, the Middle Fork and Huckleberry Hill at the north. The oceanfront strip containing the Pebble Beach Golf Course is within the Del Monte Lodge planning area and separate the Pescadero area from Carmel Bay.

The area is mostly undeveloped, the principal exceptions being two subdivisions near Sunridge Road containing 16 and 26 parcels respectively, the former having 1 acre minimum lots and the latter a similar density but using smaller, clustered lots with the majority of the land in common open space.

ENVIRONMENTAL CONSIDERATIONS

Pescadero Canyon is fairly steep sided, Y-shaped and covered with mixed coniferous forest. The geology map indicates an inactive fault at the northwest fork. A landslide hazard is described in this area from a combination of the steep slopes and unstable soil. The upper part of the "Y" contains slopes over 15% generally throughout with portions over 30%. The soil is identified as having a high erosion hazard: the geology map of the area stating, "potential instability in areas where bedding planes dip steeply."

The naturally occurring soil erosion hazard is magnified by its location where drainage is into Carmel Bay, a designated Area of Special Biological Significance. Erosion and siltation of the creek resulting from exposed road cuts and grading for subdivisions and homesites may adversely impact both the riparian corridor and ASBS in Carmel Bay.

Vegetation in the Pescadero Canyon and uplands is mixed Monterey Pine, Coast live oak, riparian and other woody species. The Coast Redwood is believed to be introduced into this suitable habitat. The grasses and other ground cover are important to the wildlife use of the corridor.

PUBLIC SERVICE CONSIDERATION

The location of the planning area near the Carmel and Highway One gates allows the shortest travel distance to external destinations with the minimum dependence on coastal access routes. For this reason the area should be given the highest priority for assured water service save the coastal priority uses planned for the Spanish Bay area. A concentration of development is proposed for the level terraces which improves the feasibility of transit service for this area.

LAND USE RECOMMENDATION

The majority of the area is recommended to be presented as forest and upland habitat, reflecting the combination of slopes, soil erosion hazard, and plant and wildlife habitats. Residential development clusters are shown on the more level terraces with low and medium densities shown. The medium density areas are projected to permit a higher concentration of development nearest the access to the region. This density is dependent on circulation improvements between Viscaïno Road, Del Ciervo Road and 17-Mile Drive and at the Highway One gate.

HUCKLEBERRY HILL - AREA 5

DESCRIPTION

The Huckleberry Hill area contains the highest point on the Monterey Peninsula within its 320 acre area. It adjoins the Shepherds Knoll area and the City of Monterey east of Highway 68, the Gowen Cypress and Middle Fork planning areas at the west and the Pescadero area at the south.

The area is mostly developed with medium to high residential densities. Single family homes on quarter acre minimum lots are located in the triangle formed by Los Altos Drive, Sunset Lane and Holman Highway. At the north, on the only unincorporated portion of the Forest east of Highway 68, is the Ocean Pines development which has condominium units in three story buildings with a density of ten units to the acre.

The crushed granite quarry at the southwest corner of the Huckleberry Hill planning area remains active although it is proposed to be terminated in 1981. The current operation uses the Haul Road egress directly onto Highway 68 near the southern tip of the Presidio.

ENVIRONMENTAL CONSIDERATIONS

The undeveloped hillside between 17-Mile Drive (Los Altos Drive) and Haul Road is designated a Special Treatment Area for its undisturbed pygmy forest type of pure stand Monterey Pine with its huckleberry and manzanita understory. Much of the hillside below the Huckleberry Hill vista point is sloped over 30%. Soil on the steeper slopes is generally shallow and mapped showing rapid runoff potential. Retention of the native trees and ground cover will minimize the erosion and runoff hazards.

The scenic and visual quality of this area is important because it demonstrates how retaining the native vegetation effectively screens houses along Highway 68. The cluster development near Ronda and Sunridge Roads should maintain a wide buffer from 17-Mile Drive.

Reclamation of the operating granite quarry should be accomplished even if the ultimate reuse of the property is not decided. The face of the stockpiled overburden is subject to erosion into the branch of Sawmill Gulch which traverses the S.F.B. Morse Reserve.

PUBLIC SERVICE CONSIDERATION

The Haul Road connection between the quarry and Highway 68 was proposed as a fifth gate into the Forest in the unadopted 1977 Del Monte Forest Plan. The LCP proposed to delete this road mainly because of the interference with and safety of through traffic on the coastal access route. A fuller discussion will be found in the circulation component.

LAND USE RECOMMENDATION

The undeveloped area west of Los Altos Drive is shown as natural resource conservation for the forest cover on the steep slopes. A low density residential cluster is shown near Ronda Road. The quarry is shown as a planned commercial area although only the relocated corporation yard is currently proposed for the site. Retail commercial or visitor accommodations do not appear feasible in the absence of the Haul Road entrance. The site appears somewhat isolated for a proposed community center. The commercial land use designation allows the maximum planning flexibility.

SHEPHERDS KNOLL - AREA 5.5

DESCRIPTION

The Shepherds Knoll area is separately described from the Huckleberry Hill planning area in that it constitutes the 105 acre Scenic Drive annexation into the City of Monterey.

Existing development of the area is dominated by the Monterey Peninsula Community Hospital and its vast parking area. Other developments include a convalescent hospital, professional and administrative offices, the Carmel Hill Department of Forestry fire station and a P.G. and E. substation. A 55 unit multi-story condominium development is under construction east of Scenic Drive. The project covers two thirds of the developable portion of a 55+ acre holding much of which is not considered developable; lands with slopes over 30% and the Scenic Drive panhandle connecting the Ocean Pines development and zoned for open space. While the density based on gross area is between one and two units per acre, the net density based on developable area is probably nearer ten units per acre.

ENVIRONMENTAL CONSIDERATIONS

The Monterey Pine dominated forest cover was included in the Special Treatment Areas. The trees are important scenic elements both for the corridors of Holman Highway and Scenic Drive and as the scenic backdrop for Monterey and south-bound Highway One. Careless tree removal can result in a "missing tooth" appearance in the skyline silhouette.

The trees, particularly on the steeper slopes, provide an important function in soil stabilization and erosion control. The recommendations of the environmental impact report for the Prim Investments project, which adjoins the remaining undeveloped parcel, should be followed.

PUBLIC SERVICE CONSIDERATION

The Community Hospital is served by the #5 transit route between Carmel and downtown Monterey. The recently installed traffic signal on Highway 68 at the hospital entry was necessary for egress from the hospital but results in a slight reduction of service level for through traffic on the coastal access route.

The area, being within the City of Monterey, receives public services from the City. Water service will come from the City's allotment. Inclusionary housing provisions are also the City's responsibility.

LAND USE RECOMMENDATION

Land uses shown for this area reflect the existing land uses with the principal vacant parcel shown for high density residential use and natural resource conservation. The density allowances for "high density" may differ between the City and County. Because of the problems associated with the Highway One gate, the density should not exceed 10 units per net developable acre (i.e., land sloped less than 30%). The commercial designation in the professional office area is intended to allow convenience commercial or restaurant use.

GOWEN CYPRESS - AREA 6

DESCRIPTION

The 530 acre Gowen Cypress planning area is surrounded by the Country Club area at the west, Middle Fork at the south, Huckleberry Hill at the east and the Presidio and City of Pacific Grove at the north. The area is mostly undeveloped excepting an eight acre, five lot subdivision. Two former sand quarries are in the northwest portion.

The area contains the two arms of the SFB Morse Reserve which encompass nearly 84 acres. The area has several hiking, equestrian and fire trails and contains the site of a trap and skeet club.

ENVIRONMENTAL CONSIDERATIONS

The Gowen Cypress habitat for which this planning area is named is perhaps the single most important ecologic feature of the Monterey Peninsula. Adaptation to the unique combination of sandy soil, climate, rainfall and periodic fires has allowed the Gowen Cypress to survive in this location accompanied by pygmy forest types of Bishop and Monterey Pines, bear grass and other herbaceous and woody ground cover.

The planning area contains most of the watershed drainage into Sawmill Gulch formed by the west face of Huckleberry Hill and the southwest face of the Presidio. Riparian vegetation extends well up this seasonal creek indicating moisture retention by the loamy fine sandy soil. There appears to be a relation between the vegetative cover and the control of stream erosion as evidenced below the sand quarry sites. The complex balance of this unique ecology is not adequately understood to know the degree of disturbance these biotic and geologic elements will tolerate.

PUBLIC SERVICE CONSIDERATIONS

The area is closer to the Country Club and Pacific Grove gates than the Highway One gate therefore more dependent on Highway 68 and Lighthouse Ave. for external destinations. They would be subject to the coastal access problems described for the Spanish Bay planning area. Should the water supply limits delay growth in some parts of the service area, development in the Gowen Cypress area should have a low priority by Coastal Act criteria.

Public transit service is currently available a few hundred feet from the planning area by the #15 route at Funston and Montecito Aves. in Pacific Grove. There is currently no formal pedestrian connection between the areas.

LAND USE RECOMMENDATION

The forest and upland habitat designation for most of the area reflects the natural and scenic values of the Gowen Cypress area. A golf course is proposed for the southwest corner in the Seal Rock Creek drainage basin. Medium density residential clusters are shown at the lowest elevation, nearest the existing gates, on the previously disturbed sand quarry sites. Low density residential clusters are shown in the golf course vicinity at Lopez and Congress Roads. Developments in these locations should maintain sufficient visual buffers from 17-Mile Drive which is proposed for the Congress Road alignment.

DEL MONTE LODGE - AREA 7

DESCRIPTION

The Del Monte Lodge planning area is described as a separate area by the nature of its visitor and recreation oriented land uses. The 190 acre area contains the Pebble Beach Lodge and golf course along with a beach and tennis club at Stillwater Cove, equestrian center and polo field along Portola Road, a 3-par 9 hole golf course and the commercial area adjacent to the Lodge. A few homesites adjoin the Pebble Beach Golf Course.

The area is bounded on the south by most of the Del Monte Forest's Carmel Bay frontage between Carmel and the Spyglass Cypress planning area at the west. At the north are the Pebble Beach and Pescadero planning areas.

ENVIRONMENTAL CONSIDERATIONS

The Carmel Bay ASBS receives surface runoff from the Del Monte Lodge and its commercial area's parking facilities. Drainage from large paved areas should provide pollutant traps. Entrainment of animal waste from the equestrian area does not appear to create any environmental problems.

The approximate location of the trace of the Cypress Point Fault is at the extreme west of the planning area. Until the fault location is precisely known, habitable structures should avoid the proximity of the fault.

LAND USE RECOMMENDATION

The plan reflects the visitor facilities at the Lodge and commercial area along with intensive recreational uses of the golf courses, beach and tennis club and equestrian center. Low density residential development is shown north and east of the equestrian center. West of the center is indicated as intensive recreation at the approximate Cypress Point Fault location in order to allow expansion of equestrian facilities.

COUNTRY CLUB - AREA 8

DESCRIPTION

The Country Club planning area contains the Pacific Ocean frontage between Spanish Bay and Bird Rock. It is located south of the Spanish Bay planning area, west of the City of Pacific Grove and the Gowen Cypress area and north of the Spyglass Cypress planning area.

The largest of the planning areas, with just under 1100 acres, the Country Club area includes the portion of the Del Monte Forest which was excluded from the Coastal Zone (except for the rocky shoreline seaward of 17-Mile Drive). The Coastal Zone exclusion resulted from the determination that the area was sufficiently developed to not warrant additional coastal review. The area contains pockets of single family residences on typically 10,000 sq. ft. lots within the open spaces created by golf courses of the Monterey Peninsula Country Club and the Forest Lake reservoir.

ENVIRONMENTAL CONSIDERATIONS

Inasmuch as the area is nearly fully developed, environmental issues are not of major importance. Seal Rock Creek forms the southern boundary and the outlet of Sawmill Gulch is the boundary of the Spanish Bay area. Environmental impacts on the creeks are relevant in the adjacent areas.

The strip in the Coastal Zone, seaward of 17-mile Drive is heavily used by visitors for the ocean vistas at Pt. Joe and Bird Rock. The Open Space Management Plan for the area, developed by the Del Monte Forest Open Space Advisory Committee (OSAC), recognized problems with resource degradation in this strip. Iceplant and other invading exotic plant species have taken over most of the coast wildflower habitat. Other resources of concern are the tidepool communities on the rocky shoreline and archaeologic sites. The OSAC Management Plan calls for restoration and management of these resources.

PUBLIC SERVICE CONSIDERATIONS

The Country Club area, being closest to the shopping facilities on Forest Ave. (Highway 68) and within the Pacific Grove Unified School District, contributes significantly to the traffic problems associated with the local streets of the City of Pacific Grove as well as coastal access routes: Highway 68 and Lighthouse Ave. Because the areas 1500 units are in a fairly compact area, a transit shuttle could contribute to relieving some of the areas traffic congestion.

LAND USE RECOMMENDATION

Since the area is fully developed, the land use map merely represents the existing land use pattern. A proposal to relocate 17-Mile Drive traffic to Congress Road would reduce visitor traffic from the residential areas on Lopez and Sloat Roads.

PEBBLE BEACH - AREA 9

DESCRIPTION

The Pebble Beach planning area consists of 320 acres surrounded by the Del Monte Lodge planning area at the south, Spyglass Cypress at the west, Middle Fork at the north and Pescadero at the northwest and west. The area is mostly developed with single family homes on parcels averaging over two acres. The R.L. Stevenson School, a private prep school, is at the northwest corner. The school contains students residences, some faculty housing along with athletic facilities.

ENVIRONMENTAL AND PUBLIC SERVICE CONSIDERATIONS

This area is fully committed to the existing development pattern and land uses. One area of concern is the 17-Mile Drive corridor between the Lodge and Carmel Gate. A heterogeneous mixture of architectural styles, fences, walls and landscaping tend to detract from the visual character of the scenic drive. Since most of the properties are developed, any design unification would probably require owners' initiative rather than design review by the County. Seventeen-Mile Drive is a principal collection road in the Forest and is a key segment in the only level bicycle route connecting Carmel and Pacific Grove. Better separation of bicycle and vehicular traffic is desirable. This road would also be a link in any transit route connection to Carmel.

LAND USE RECOMMENDATIONS

The entire area, excepting the Stevenson School, will continue its low density residential designation. The school is shown as public and quasi-public.

ASILOMAR - AREA 10

DESCRIPTION

The unincorporated Asilomar area contains approximately 100 acres and is surrounded on three sides by the City of Pacific Grove. The Asilomar State Beach connects the area to Spanish Bay. Completion of annexation of the area to Pacific Grove is expected by October 31, 1980. The County was responsible for preparing the Local Coastal Program which included this area. The implementation phase of the LCP will be the responsibility of the City.

The area is mostly developed with single family dwellings on lots typically one half acre or larger. A few parcels have second units and one property at the southeast corner of Jewell and Asilomar Avenues contains a small motor court. Except for one house adjoining the Lighthouse Reservation, the property seaward of Sunset Drive is a State Beach.

ENVIRONMENTAL CONSIDERATIONS

The Asilomar dunes, despite subdivision, road construction and home building, retains much of its natural character. The dune wildflower habitat, once the invading iceplants is removed, supports a wide range of native plants, some listed as rare and endangered. The back dunes contain wind suppressed Monterey Pines which in many cases form dense canopies. The Coastal Commission approved home construction in the area on the condition that the dunes habitat be restored and maintained. The shoreline is rocky and contains tidepool and inter-tidal marine animals. The State Fish and Game Code prohibits taking most species, however enforcement of the regulations is problematic.

Sunset Drive is a popular scenic drive with a low level view of the ocean. The visual panorama is enhanced by those houses set well back from the street. The two obvious exceptions would improve the area's appearance by being resited away from the street. Also interfering with the coastal view is the shoulder parking in the absence of parking improvements.

PUBLIC SERVICE CONSIDERATION

When annexed to the City of Pacific Grove, water and sewer services will become the City's responsibility.

The area is served by the #1 and #2 transit routes and adjoins the Southern Pacific right-of-way which has been proposed as a transit/pedestrian/bicycle link to Monterey.

LAND USE RECOMMENDATION

The City of Pacific Grove Land Use Plan, adopted in 1973, indicates a rural residential designation which allows 1 to 4 dwelling units per acre. The house seaward of Sunset Drive is also shown in the City's Plan as rural residential category rather than the open space category of the Reserve and State Beach.

It is recommended that the entire area seaward of Sunset Drive be classified Open Space. The existing house would become a non-conforming use under the re-classification. It is also recommended that the Visitor Accomodation classification be extended along the east side of Asilomar Avenue for the corner properties at Jewell Avenue in order to have the existing motel become a conforming use.

PRESIDIO - AREA 11

DESCRIPTION

The Presidio of Monterey extends from Monterey Bay west to Holman Highway. The westerly 170 acres are relatively undisturbed and contain two forested hilltops which were included in the Coastal Zone. Although the land is within the City of Monterey, because of its similar natural conditions and adjacency to the Del Monte Forest, the City requested the County consider the area along with the Forest.

The area is northeast, across Highway 68, from the Gowen Cypress area. It is southeast of the City of Pacific Grove. Most of the area is sloped, generally from 20 to 40%. The Monterey Pine forest cover has the short spindly trees typical of the pygmy forest with its nutrient poor sandy soil. There is a dense under story of huckleberry and manzanita. A level 25 acre area at the hairpin curve of Highway 68 has grass and Eucalyptus growth. A 9 acre area near Bishop Avenue retains the scar from a sand quarry.

ENVIRONMENTAL CONSIDERATIONS

The principal environmental concern is the maintenance of the forest habitat including the soils and ground cover. Habitat protection thus requires that recontouring the natural grades be kept to a minimum in order to prevent accelerated runoff and erosion.

The aesthetic value of the forested knoll has importance to both the corridor view from inside the Coastal Zone on Highway 68 and the forested ridge whose silhouette forms the scenic backdrop for Monterey and Highway One.

PUBLIC SERVICE CONSIDERATIONS

The Presidio is well situated regarding accessibility to the surrounding communities and the local transit system. Some of the daily traffic uses Highway 68 as the "back door" connection with Highway One, avoiding the congestion of central Monterey. The weekday commuter peak generally does not interfere with visitor and beach-going traffic peaks.

The need to commute to the Presidio is related to shortage of post housing, particularly for families. Combined with the housing price inflation on the Monterey Peninsula in the last several years, the need for family housing at the Presidio has become more acute. That need was recognized in the 1977 Master Plan of the Presidio. The housing component of the Del Monte Forest L.C.P. recognized that housing at the Presidio would not only reduce traffic congestion but, more importantly, competition for the region's limited amount of affordable housing.

LAND USE RECOMMENDATIONS

The Monterey Peninsula Area Plan of 1965 showed the western Presidio area as an Open Land/Park which would be an extension of Veterans' Memorial Park at Jefferson Street and Skyline Drive in Monterey. That concept is indicated in the LCP by designating the eastern slope of Presidio Hill for Undeveloped and Scenic Outdoor Recreation. This category allows limited day-use passive recreation. The steeper western slope with its pygmy forest cover is shown as a Resource Conservation area.

The 1965 Plan map also shows the realignment of Highway 68 to relieve the sharp S-curve south of Forest Avenue. The route should follow the +500 ft. contour to minimize excavating into the hillside and the erosion hazard. The road relocation would isolate thirty acres at the hairpin curve from the remainder of the Presidio. Since this area is nearly level and without native forest cover, medium to high density housing would be appropriate land use. Housing is also shown at the abandoned borrow pit (quarry) but could be used for the facilities engineering, warehousing, and motor park functions shown at the hairpin curve on the Future Development Concept Study of November 1978.

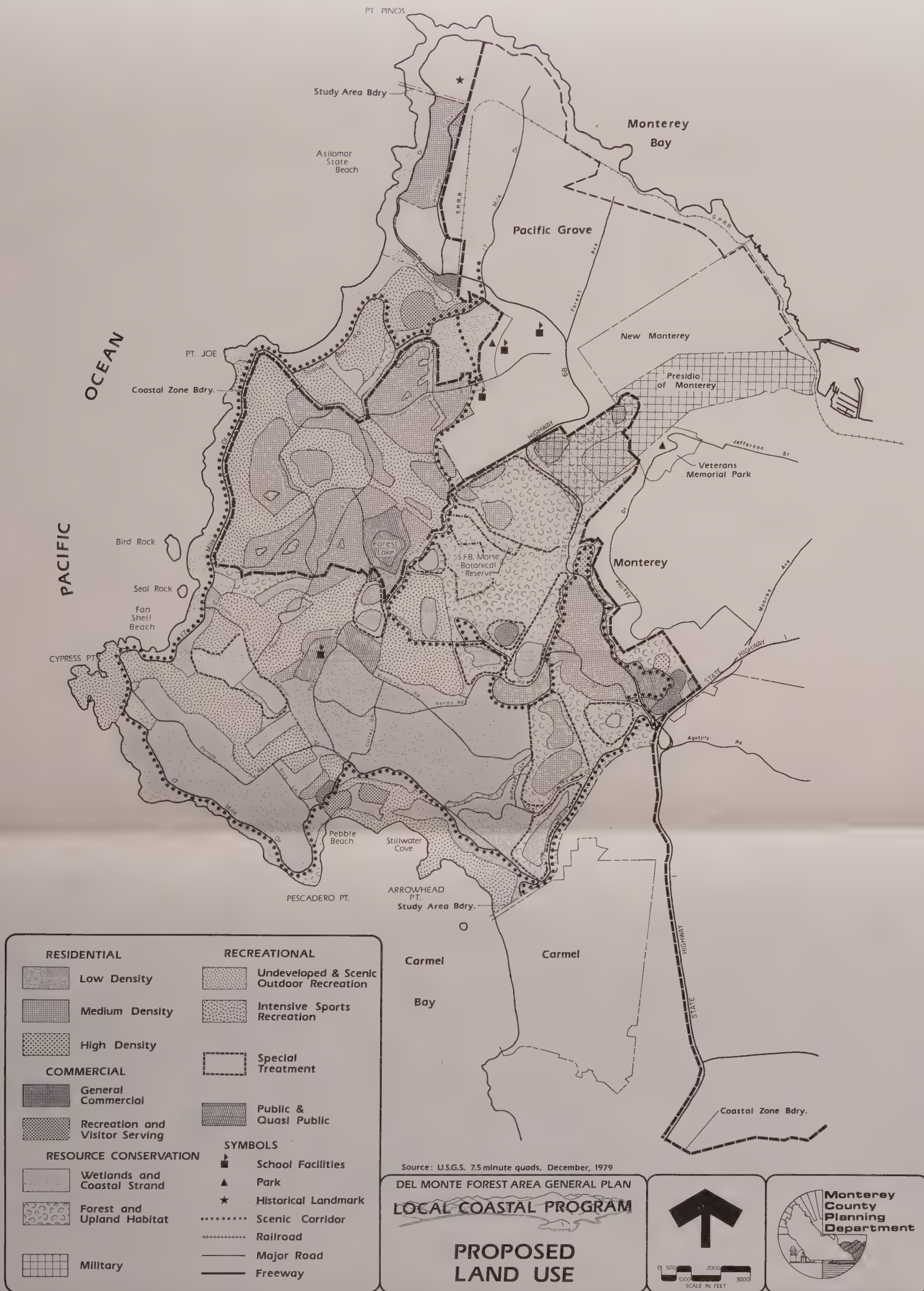
SUMMARY

PROPOSED RESIDENTIAL DEVELOPMENT IN THE DEL MONTE FOREST AREA LOCAL COASTAL PROGRAM

| | <u>Planning Area</u> | <u>New Residential Acreage (Approximate)</u> | <u>Residential Units Proposed</u> | | |
|-------|----------------------|--|-----------------------------------|--------------------------|--------------------------------------|
| | | | <u>1966 Plan</u> | <u>1977 Proposal</u> | <u>Local Coastal Program</u> |
| 1 | Spanish Bay | 90 ac. | 900-2250 | 246 ABCF** | 0 |
| 2 | Spyglass Cypress | 175 * | 200- 250 | 188 GHIJK | 170 |
| 3 | Middle Fork | 80 * | 130- 230 | 80 UV | 80 |
| 4 | Pescadero | 260 | 300- 380 | 229 OP | 500 |
| 5 | Huckleberry Hill | 40 | 80- 160 | 150 Q | 80 |
| 5.5 | Shepherds Knoll | 6 ac. vacant site proposed for professional offices by the City of Monterey | | | |
| 6 | Gowen Cypress | 268 * | 480- 960 | 308 XY | 400 |
| 7 | Del Monte Lodge | 50 | 50 | 73 MN | 44 |
| 8 | Country Club | 0 | 0 | 0 | 0 |
| 9 | Pebble Beach | 0 | 0 | 0 | 0 |
| 10 | Asilomar | To be determined by the City of Pacific Grove | | | |
| 11 | Presidio | +40 | Number of units not determined | | |
| TOTAL | | | 2140-4280 | 1274 | 1274 |

* : Acreage adjusted for proposed golf course or dedicated open space.

** : Letters correspond to development areas of the agreement between the DMF Home Owners Association and the Pebble Beach Corporation.



5 PUBLIC ACCESS AND TRAILS

PUBLIC ACCESS

INTRODUCTION

The public's right to shoreline access is ensured by the provisions of the California Coastal Act. However, the Act recognizes that public demand for access must be balanced against the need for preservation of the fragile natural environment. A range of additional concerns appear as well, including the need to ensure public safety and to protect the rights of residents and landowners. Finally, the Coastal Act forbids new development from blocking public access to the coast.

The shoreline of the Del Monte Forest area is world famous for its scenic beauty and its rich diversity of marine wildlife and its botanic interest. The presence of these special resources has made the area a favorite of visitors as well as local residents. There are four district areas along this coast.

Beginning at the north end of Asilomar State Beach, southerly to Pt. Joe, the shoreline is a combination of rocky headland and large open beaches. Sunset Drive parallels the coast and parking is provided along the roadway at numerous turnouts. Easy access to the shoreline by foot is available here. The northern portion of the beach at Spanish Bay is intensively used year round for sunbathing, strolling, picknicking, surfing and general beach sports. Access to Moss Beach and Point Joe, the south portion of Spanish Bay is also easily obtained by foot from Asilomar State Beach.

The section of the coastline from Point Joe to Fanshell Beach is a narrow strip of largely low, rocky coastal bluffs with small pockets of beach. 17-Mile Drive closely parallels the shoreline until Cypress Point is reached. Pedestrian access is possible along the entire coastline from Point Joe to near Cypress Point. Numerous developed and undeveloped parking areas are present here. Telescopes are provided at several locations to observe marine wildlife. Picnic and restroom facilities are also provided.

The character of the coastline begins to change at Cypress Point from the open, gentle shore found to the north to one with steeper, taller sea bluffs forested to their edge with Monterey cypress and Monterey pine. The majority of this land is in individual private ownership and extends along the coastline from Cypress Point to Pescadero Point and the Pebble Beach Golf Course. Public access to the coast along this segment is from several well known vantage points at Cypress Point, midway point (Lone Cypress), and Witch Tree. Turnouts are provided and public access to these vista points is by short footpaths.

The last segment of the Del Monte Forest coastline is found along the Pebble Beach Golf Links from about Pescadero Point to the village limit of Carmel. 17-Mile Drive is located along the eastern inland edge of the course and views

of the ocean, which is several hundred yards away, are limited. The golf course lines the entire shoreline of this segment, at most times limiting access to the immediate shoreline to players on the course. The course is open to public play. Beach access is possible at the beach and tennis club, but the facilities themselves, including parking are private and open only to club members and their guests. Depending on tidal conditions, the sandy beach below Pebble Beach bluffs is sometimes accessible from Carmel Beach.

Automobile access within the privately owned Del Monte Forest is by a system of private roads. The shoreline is generally accessible from 17-Mile Drive, a private road which requires payment of a \$4.00 entrance fee for cars. Bicycles and pedestrians pay no fee. Buses pay the equivalent of \$2.50 per passenger as an entrance fee. The visitor fees are similar to use fees charged by the State Department of Parks & Recreation for access to some publically-owned projects.

Overall, the most suitable locations for public access along the Del Monte Forest area coast are already in public ownership or public use. These should be retained for long term public use. The greatest challenge ahead is how to maintain existing levels of access while protecting the integrity of the natural resources of the Del Monte Forest area shoreline. Evidence of increasing impacts to fragile dune areas is obvious. Invasive non native ice plant and pampas grass are infesting certain areas. Informal, unimproved parking areas along portions of 17-Mile Drive are being expanded by motorists to the detriment of the scenic beauty and vegetative cover. Sunset Drive is congested with cars many evenings, impacting enjoyment of the area by residents and pedestrians. Other problems are resulting from the high levels of public access which all point to the urgent need for intensified management of both public and private shoreline access areas. Considerable private efforts are underway to bring improved management about within the Del Monte Forest; these should be encouraged by the County and should set an example for the Department of Parks and Recreation for use at Asilomar State Beach.

An outstanding and extensive system of equestrian trails is found in the Del Monte Forest. In some locations these parallel the shoreline. Overall they provide thorough access to and through the undeveloped forested interior area and to the various residential neighborhoods. While constructed for horseback riding these trails are commonly used by hikers and joggers. Access to the public has been permitted on an informal, unadvertised basis. As one of the areas best recreational opportunities, public access to this trail system should continue to be available.

KEY POLICY

Monterey County encourages and supports public access to the coast and the enjoyment of its recreational values consistent with the basic purpose of the California Coastal Act. The County also seeks to ensure, that the beauty of the coast, its tranquility and the health of its environment must not be marred by public overuse or neglect. Visual access as well as physical access should be emphasized.

GENERAL POLICIES

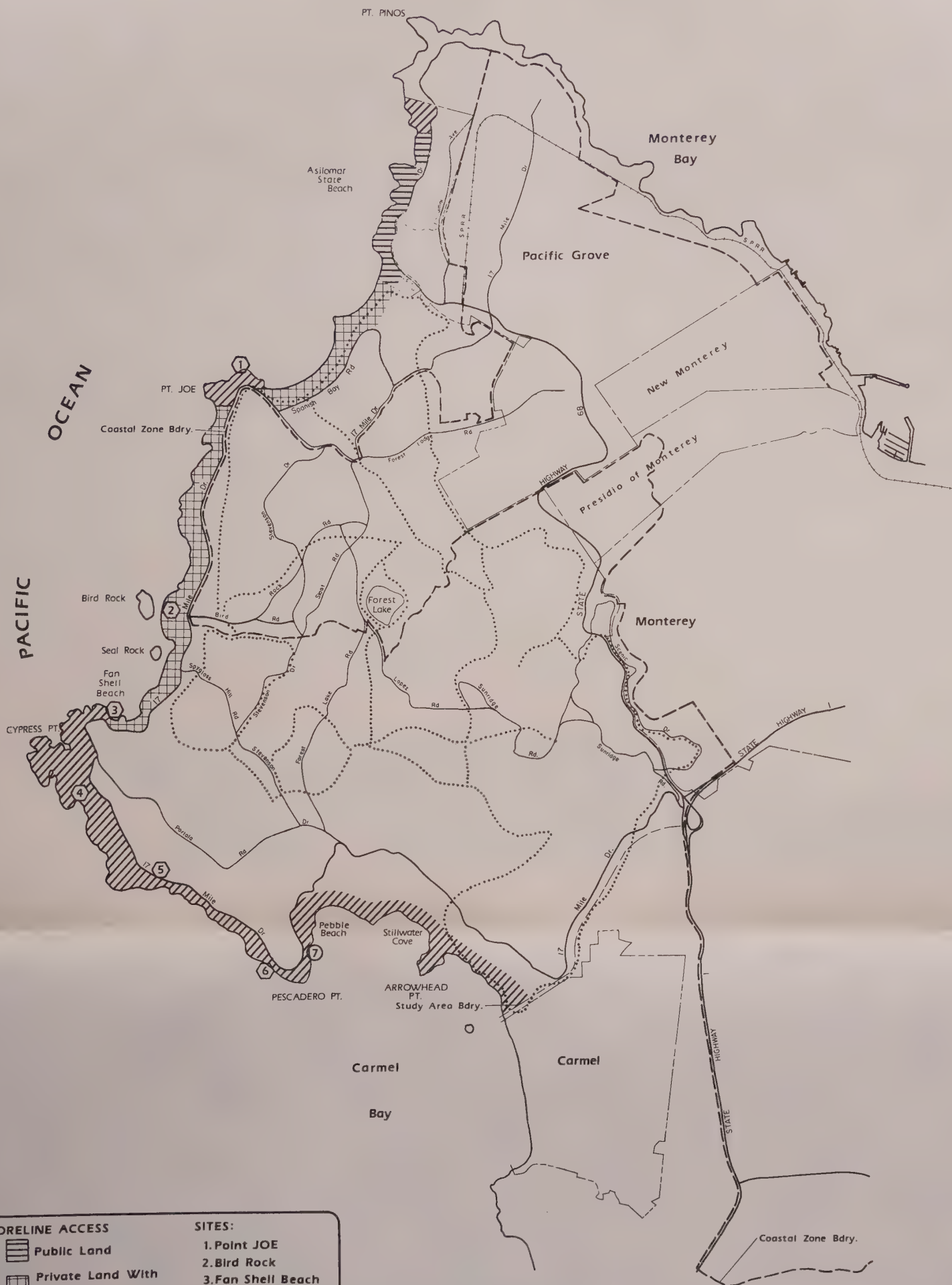
1. Existing major access areas, shall be permanently protected for long-term public use. They shall be improved where necessary and managed properly by designated public agencies or private non-profit organizations.
2. Other coastal areas suitable for public access shall also be protected for such use. Management responsibility for public use or agreements concerning such responsibility must be reached with landowners.
3. For areas not appropriate or planned for access, public access shall be discouraged. Where such areas are located on private land, the County and other public agencies shall cooperate with landowners to develop effective methods for directing access to appropriate locations.
4. Existing visual access from scenic corridors (e.g., Sunset Drive and 17 Mile Drive) and from major public viewpoints, shall be permanently protected as an important component of shoreline access and public recreational use.
5. Bluff-top access and lateral access along or near the shoreline is appropriate in certain areas, particularly where vertical access is not feasible. These types of access shall be protected for long-term public use, subject to adequate management programs.
6. The shoreline access should be guided by detailed management plans. These plans shall incorporate community ideas and desires to guarantee quality preservation of the coast. The County should work closely with local citizen advisors, property owners and public agencies in planning for management of access.
7. The existing equestrian trails in the Del Monte Forest shall continue to be open to public riding or hiking use on an informal basis.
8. In encouraging public access, the County desires to insure that the privacy, safety, health, and property of residents are protected.

SPECIFIC POLICIES

1. If portions of Spanish Bay road are removed to accommodate construction of a new golf course, public roadway access to the beach should continue to be available by retaining the segment of Spanish Bay road presently paralleling the shoreline.

2. A scenic vista point should be established in the vicinity of Pescadero Pt. to provide views of Pebble Beach, Stillwater Cove and Carmel Bay. This access point should be designed to have minimum impact on the natural environment and cultural resources of Pescadero Point and should include fencing to confine the area open to public use.
3. Pebble Beach Corporation should enter agreements with Monterey County, as part of the plans' Implementation, guaranteeing permanent public right of access to the shoreline access areas and vista points served by 17-Mile Drive and other roads in the area. Discussions with the Pebble Beach Corporation should be directed to finding desirable means of promoting public access for a broad cross section of the public. To be considered are possible limits on the amount of gate fees charged, reduced rates for public transportation vehicles and continued free access for bicyclists and pedestrians.
4. Active management of all public access areas, both public and privately owned, should be increased in order to control and mitigate the impacts of intensifying public use.
5. Detailed access management plans shall be developed by the City of Pacific Grove and the Department of Parks and Recreation for the Sunset Drive and Asilomar State Beach areas. At a minimum these plans should formulate measures to:
 - control dune and vegetation trampling
 - restore degraded dunes and vegetation and remove non-native invasive plant species
 - prevent excessive tide pool collecting
 - control fires to fire pits or other established areas
 - resolve parking problems along Sunset Drive
 - increase litter removal
 - provide public restrooms
6. Detailed management plans for the coastal access areas of the Del Monte Forest, prepared for the Del Monte Forest Open Space Advisory Committee (OSAC) shall be put into effect and maintained over time and shall be made a part of the implementation of this plan. The Del Monte Foundation and the Pebble Beach Corporation should enter agreements with Monterey County ensuring the long-term management and maintenance of coastal public access areas in accordance with the OSAC plan.
7. In areas of existing or potential access where habitat and resource protection are an important concern, studies should be conducted to determine maximum acceptable levels of public use and methods by which resource values can best be protected. The conclusions of these studies should guide management of access at such locations.
8. Where highly sensitive plant or wildlife habitat are present, access may be inappropriate and should not be permitted.
9. All plans to improve existing trails or create new trails should ensure that environmentally sensitive habitats are protected from overuse.

10. Future development should be compatible with the goal of retaining visual access. All development within the public viewshed should be located and designed to be compatible with the existing scenic character of the area. New development should not obstruct public views of the shoreline from Sunset Drive or 17-Mile Drive.
11. Access improvements, including trails, stairs, ramps, railings, restrooms, and parking facilities, should be sited and designed in a manner compatible with the scenic character of the surrounding environment. In some circumstances, this may preclude the establishment of access improvements.
12. Public safety shall be considered wherever shoreline access is provided. Improvements should be used to improve safety when needed. In extremely hazardous areas where safe access to the shoreline is not feasible, visual access should be emphasized.
13. The Department of Parks and Recreation, City of Pacific Grove and the Pebble Beach Corporation are encouraged to carefully review requirements for parking as a part of shoreline access management. Some guidelines to be considered are:
 - The provision of parking, including the access road to the parking site, should not encroach upon the shoreline destination or access area.
 - Improvement for parking should entail minimum land disturbance and should have minimal impact upon environmentally sensitive habitats and other sensitive resources.
 - Parking improvements should not degrade or obstruct the public viewshed.
 - Parking sites should be of adequate size to accommodate use levels compatible with the carrying capacity of the shoreline destination or access area.
 - The preferred parking area should reflect the requirements of specific major user groups.
 - Adequate and safe pedestrian access should be possible from the parking area to the destination point.
 - Safe ingress to and egress from the roadway should be possible.
 - Parking areas should entail minimum conflicts with surrounding land uses.
 - The number of parking spaces provided should correspond to the capacity of the shoreline destination point as determined by its size, sensitivity of the resources, and by the intensity of uses appropriate for the area.
 - Parking sites and turnouts should be located in geologically stable areas, where they would not cause or contribute to slope failure or excessive erosion. Potential degradation of water quality should be reduced through the use of non-impervious materials and through on-site control of storm runoff.



SHORELINE ACCESS

- Public Land
- Private Land With Public Use
- Inappropriate For Access

BLUFF TOP/VISUAL ACCESS

- Existing Sites
- Proposed Sites

Source: Monterey County Planning Department, November, 1980.

SITES:

1. Point JOE
2. Bird Rock
3. Fan Shell Beach
4. Cypress Point
5. Lone Cypress
6. Witch Tree
7. Pescadero Point

TRAILS

.....

Source: U.S.G.S. 7.5 minute quads, DEC. 1979

DEL MONTE FOREST AREA GENERAL PLAN LOCAL COASTAL PROGRAM

PUBLIC ACCESS AND TRAILS



0 500 1000 2000 3000
SCALE IN FEET



6 ADMINISTRATION AND IMPLEMENTATION

ADMINISTRATION

INTRODUCTION

The Del Monte Forest Area General Plan/Local Coastal Program is the long range guide to the County, the Cities of Monterey, and Pacific Grove and all State agencies in all decisions relating to conservation, management and development on the coast. The plan will be administered by the County and, also, by State agencies and private property owners with jurisdiction in the area. The U.S. Army at the Presidio will also have an important role in helping to administer the plan through the Federal Coastal Zone Management Act's consistency provisions.

The County assumes primary responsibility for administering the plan as it affects private land use. On a day-to-day basis the County will use the plan as the standard for evaluating and making decisions on land use proposals on the coast.

DEVELOPMENT PERMIT PROCESS

Permits will be required from the County or the appropriate city for all categories of development proposed on private or State land. To be approved, permit applicants will be required to demonstrate conformance to the plan. Consistency requires three basic tests.

1. The proposals must be in conformance with the kinds of uses and use intensities permitted for the specific geographical area concerned. If a proposal does not meet this basic requirement, it will not be processed further.
2. Review also requires conformance to all policies of the plan contained in its various sections. In particular, the proposed project must fully meet the objectives, policies, and standards for natural resource protection. If the proposal is not consistent with these policies, it shall not be approved even though it may be consistent with land use designations for the area. For example, applications for residential subdivision development in an area designated for such use will not be approved if the proposal is found to conflict with the protection of environmentally sensitive habitats.
3. All proposals must fully meet any specific zoning provisions adopted to implement the plan. Applicants are expected to show a good faith effort to only make proposals that are consistent with the plan. Applicants are responsible for providing all necessary information to support proposals as described in the policies concerning development and resources. Where information is questioned or contested by the County, the burden of proof rests with applicant. Where additional information is requested by the County, applicants are required to provide such information before further consideration by the County will be given to the proposal.

The County will make a good faith effort to work cooperatively with land-owners in evaluating and processing of development applications as expeditiously as possible. County staff will provide advice and guidance to the public concerning interpretation of all provisions of the plan. County staff will prepare written reports supporting all permit recommendations made by staff. These reports will summarize the development proposal, pertinent issues, and information, and will describe how the proposal meets or does not meet all relevant provisions of the plan. The report will contain a specific recommendation on whether the proposal should be approved, approved with conditions, or denied. Permit reports shall be made a permanent part of the record and copies shall be available for public review.

PLAN REVISIONS

The plan will be updated over time as need dictates. Formal plan amendment procedures will be used to accomplish changes to the plan or its implementation ordinances. Because the plan is a Local Coastal Program prepared under the California Coastal Act, any changes made must be consistent with the Act. The California Coastal Commission must approve future changes or amendments to the plan.

APPEALS

Appeals to the Coastal Commission may be made, consistent with provisions of the Coastal Act, when an individual or group believes that County is not acting in conformance with the plan. The appeals procedure is described in the California Coastal Act.

PUBLIC AND AGENCY PARTICIPATION AND COORDINATION

The County will cooperate with all other government agencies and private entities on matters of mutual interest concerning the Del Monte Forest Area. The format for coordination is described in the implementation section. The County will provide technical or policy advice to other agencies as requested and will seek advice on technical or policy matters from appropriate agencies as the need arises.

The County will provide a mechanism for advice and comment from appointed community representatives on permit matters and on all long-range decisions affecting planning and management of the area. The general public is encouraged to attend and participate in County public meetings and hearings concerning administration of the plan or processing of development applications.

INTRODUCTION

Implementation of the plan will require the County, and in some cases, other jurisdictions, to develop and adopt a series of ordinances, procedures, or agreements in addition to the land use plan itself in order to carry out the Land Use Plan map and policies. The major implementation measures that the County should adopt are described here.

ZONING ORDINANCE. CHANGES

1. Rezoning

Rezoning of the Del Monte Forest Area will be necessary to reflect the land use plan. The uses, densities, and locations of zoning revisions must conform with the Land Use Plan map and policies as closely as possible in accordance with State laws. Zoning should be adequately flexible to permit the range of uses and densities provided for in the plan.

The Monterey County Zoning Ordinance (Ord. No. 911) should be amended to add general coastal zone regulations and separate coastal zone districts. The general regulations will incorporate and refer to Coastal Act policies (Public Resources Code Section 30000 et. seq.). They will also incorporate provisions of the Monterey County Zoning Ordinance for Design Control Districts (Section 25) and Scenic Conservation Districts (Section 23.3c), for appeal (Section 32), and enforcement (Section 36), and provisions of the Subdivision Ordinance (Ord. No. 1713) for appeal and for enforcement (Section 10).

2. Development Permits

All development in the coastal zone will be required to obtain a development permit from the County that will be approved based on demonstrated compliance with the plan and all its provisions. Some forms of development, similar to those exempted in the Coastal Act, may also be exempted from obtaining a coastal permit from the County. Final action of coastal permits will be taken by the Board of Supervisors for standard subdivisions; all other development will be considered by the Planning Commission subject to Board appeals.

3. Site Plan Review

Projects applying for a coastal permit will undergo a comprehensive site plan review to determine the consistency of the proposed project with the plan. The applicant will be permitted flexibility to develop in any manner which is consistent with any of the variety of uses and densities included in the particular zoning district, and which meets the performance standards set forth in the land use plan.

4. Performance Standards

Environmental performance standards are incorporated in the Del Monte Forest Area land use plan in the form of specific policies designed to protect riparian and forest areas, wildlife habitats, and other sensitive environmental concerns. As the carrying capacity of the coastal areas are determined through improvements in the data base and available information, the policies will be refined to include quantified performance standards.

5. Minimum Size of Parcels

Existing legal lots of record which are smaller than the stated optimum size in the new zoning district will be permitted to develop in a use consistent with those included in the new zoning district as long as the proposed project meets the performance standards of the Land Use Plan.

Parcels will be permitted to be subdivided on the basis of uses and intensities permitted in the applicable zoning district. A review of the land at the time development proposals are considered according to local coastal program performance standards may demonstrate that a lesser intensity of development is appropriate.

ENVIRONMENTAL IMPACT REPORTS

EIR's or other environmental documents may be required on projects determined to have significant environmental effects. These can be used to support the intent of the plan; a great deal of data will already be available for use in any required environmental documents.

REVISED OR NEW ORDINANCES

Some changes in existing County ordinances may be necessary to carry out the intent of the plan. The plan policies suggest revisions to the County's Grading Ordinance should be made to strengthen it. A new Tree Removal Ordinance may be needed to regulate tree cutting in the Forest as a measure to help protect the unique forest resources.

GROWTH MANAGEMENT AND PHASING

A growth management program regulating the rate of recreational and residential development should be instituted in the Del Monte Forest Area based upon natural resource protection constraints and on limited road and water systems capacity.

The historic growth rate limitation for residential uses will permit adequate time for the County and other interested agencies to perform review of applications including detailed site analysis in cooperation with applicants. Development proposals will be reviewed once a year. If there is a large number of applications, those not accepted in a particular review period will be considered the following year.

The plan contemplates several additional large subdivisions. Some of these are also designated as Special Treatment Areas. A large visitor-serving facility is planned for Spanish Bay. The County and the Pebble Beach Corporation should agree on a sequence or phasing schedule that will set forth the order in which the major growth areas in the plan will be developed. As a means of ensuring that water supply will be protected for coastal priority uses, the proposed Spanish Bay Resort should be developed before additional residential subdivision takes place.

GOVERNMENT COORDINATION AND LOCAL PARTICIPATION FRAMEWORK

A framework or structure for improved coordination between the government agencies and private organizations and interests involved in the Del Monte Forest Area shall be developed, and a means of providing continuing and enhanced participation in decisions about the area's future shall be made available to the residents. A Memorandum of Understanding is an example of a form of agreement which can bring the various management entities together to coordinate planning and implementation efforts. The County shall take a lead role in developing these structures, but encourages the active participation by the Pebble Beach Corporation and Del Monte Foundation.

DEL MONTE FOREST AREA DATA BASE

Following adoption of the plan the County will use all available information about the natural and cultural resources of the Del Monte Forest Area developed in the planning process in its review of development applications and in other actions relating to the management of the area. This body of information will be supplemented or updated from time to time as new information is available to the County.

The background reports and written responses to them are the foundation of the data base. This can be supplemented by information provided by property owners during the course of development applications or by other agencies in their individual activities.

The information will be maintained in the County Planning Department and at the offices of the Pebble Beach Corporation. Maintained as a collection of information in a central location, the data will be readily available to the public, other agencies, and County officials. During review of any projects or activities in the area, the County staff is required to review available and pertinent information and include it in recommendations about proposed projects or activities.

All existing information will be integrated with the Planning Department's present data base and included in the department's information. At least once a year, and prior to consideration of applications under growth management, the County staff shall prepare a summary and bibliography of new information received during the preceding year.

CONSERVATION EASEMENTS/NEGATIVE EASEMENTS

Conservation and Scenic Easements provide tax benefits when such enforceable restrictions on the use of land extinguish the amount of development on a parcel.

While Conservation and Scenic Easements are in use now in the County to mitigate adverse environmental impacts, the County should adopt a clear policy directing the requirement of these easements for the varied resource protection uses encouraged in the plan. County land use regulations such as zoning and subdivision ordinances should contain these requirements. Each deed dedicating open space should include the particular findings upon which the open space easement is based. Easements should be in perpetuity. Conservation

easements should be requested to be granted in coastal permit applications in areas conforming wildlife habitats, wetlands, and other resource areas and other resource areas and particularly in scenic areas.

Negative Easements, a term describing a form of deed restriction, have been used by the Pebble Beach Corporation and its predecessors as a means of perpetuating certain open space areas. It may be the Pebble Beach Corporation's desire to continue to use this form of easement in preference to County Conservation or Scenic Easements. This may be an acceptable alternative provided the County can be assured of the permanence of such agreements between private parties. Review should be made to determine whether the County should in the future become a legal party to such agreements. Consideration should also be given to requesting that the Coastal Conservancy, because of its legislated resource protection role on the coast, be named as grantee of the open space easements. Alternatives could include continuing the County as grantee but contracting out enforcement to a nonprofit agency such as the Coastal Conservancy, or giving the grantor a choice of grantees from a list of nonprofit organizations appropriate for such enforcement.

RESTORATION

Restoration projects refer to those activities that the County, in cooperation with coastal residents, landowners, private foundations, and other agencies, can undertake in an effort to mitigate undesirable impacts of existing development or recreational use of the coastal environment and its resources. The best example of a restoration project is the efforts being planned by the Open Space Advisory Committee to mitigate some of the impacts of public shoreline access. Removal of non-native vegetation and replanting with natives, revegetation of some undesirable turnouts, and other similar activities are contemplated. From time to time, other resource areas may be suitable for similar work. A variety of restoration techniques are available, and the County should support and encourage these.

1. Private Voluntary Action

Individual landowners are encouraged to voluntarily undertake those activities on their property which can help mitigate environmental problems. In many cases, simple landscape screening or repainting of a structure would do much to restore scenic beauty in highly visible areas. Screening of private roads as needed is also encouraged. Improved control of erosion or soil loss from sites during rain storms is an example of how residents can help protect water quality in coastal streams.

2. Action by Other Government Agencies

All other government agencies are requested to undertake needed coastal restoration work in their areas of jurisdiction in order to realize the objectives of this plan. State Parks and Recreation and Caltrans, in particular, are requested to work towards the restoration of environmental and scenic qualities of lands they manage.

3. Site Planning

The County can achieve necessary restoration on private and state lands by requiring such work as a condition of permit approval. This technique should be used within reason whenever possible.

4. Acquisition

Acquisition by a public agency of privately-held land may be beneficial as a restoration project where it reduces the commitment to development. In certain instances, acquisition may be the only reasonably effective tool for avoiding problems relating to development. Acquisition can be carried out by Monterey County, by various State agencies, such as Parks and Recreation or the California Coastal Conservancy.

5. Coastal Conservancy Projects

The Coastal Conservancy has been established with a broad range of powers and capabilities, all aimed at the conservation of important coastal resources. The Conservancy can perform planning studies, purchase land for various purposes, consolidate small parcels into larger more desirable parcels, etc.

6. Nonprofit Private and Public Conservancy Foundations

Organization such as the Del Monte Foundation, the Nature Conservancy, and the Trust for Public Lands, are established to assist in the conservation of important natural and sometimes cultural values. These organizations can purchase land in fee or simply acquire easements to avoid development in sensitive areas. Monterey County should support the activities of such foundations in the Del Monte Forest Area.

7. Enforcement Program

Monterey County's Local Coastal Program will be only as effective as its enforcement. Several recommendations for a more effective enforcement program will follow.

All County departments engaged in activities in the coastal area should be informed about the Local Coastal Program and should refer any possible violations to the Planning Department for investigation.

Planning staff should be increased in order to provide more onsite review of proposed development and more explanation to applicants about permit restrictions. Extra planning staff is also needed to perform regular inspection of continuing coastal permit conditions.

Because of the County Counsel's role as advisor in planning matters, violations of the subdivision or planning ordinances will be referred to the County Counsel's Office rather than to that of the District Attorney when such follow up is deemed necessary by the Planning Department. In addition, land use violations in the coastal areas should be punished by imposition of civil penalties provided for in the Coastal Act, rather than by current misdemeanor prosecution.

The County also has a duty to pursue legal remedies against persons who illegally use open space or similar easements granted to the County. The County must not only enjoin such misuse, but must also seek recovery of damages for such misuse.

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